

APPROVED

**CACHE COUNTY
COUNCIL MINUTES
26 JUNE 2001**

**COUNTY COUNCIL MEETING
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CACHE COUNTY COUNCIL MEETING
June 26, 2001

The Cache County Council met in a regular session on 26 June 2001 in the Cache County Council Chamber at 120 North 100 West, Logan, Utah.

ATTENDANCE:

Chairman: Darrel L. Gibbons

Vice Chairman: Layne M. Beck

Council Members: C. Larry Anhder, John A. Hansen, H. Craig Petersen, Kathy Robison

Council member Cory Yeates - Excused.

County Executive: M. Lynn Lemon

County Clerk: Jill N. Zollinger

The following individuals were also in attendance:

Russ Akina, Charles Batten, Ray Bertoldi, Sterling Brown, George Daines, Newel Daines, Thad Erickson, Glen Hansen, Rdell Jenkins, Angie Jensen, Karl Jensen, Lane Jensen, Sue Jensen, Jon Keller, Evelyn Palmer, Pat Parker, Kelly Pitcher, Jim Smith, Tamra Stones, Christian Wilson, Scott Wyatt, and from the news media: Paul Allen (Herald Journal).

CALL TO ORDER:

Chairman Gibbons called the meeting to order at 5:04 p.m.

INVOCATION:

The invocation was given by Craig Petersen.

REVIEW AND APPROVAL OF AGENDA:

Council member Larry Anhder requested that "Subscription to Bear River Storage Water" be added as an item to be addressed on the agenda. It has to deal with subscribing to water on the Bear River. Chairman Gibbons numbered the item as 10-d.

REVIEW AND APPROVAL OF MINUTES:

There were no corrections or changes to the minutes.

Vice-Chairman Beck moved to approve the minutes. Council member Hansen seconded the motion. Vote was unanimous. (6-0 with Council member Yeates absent.)

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REPORT OF THE COUNTY EXECUTIVE: LYNN LEMON

County Executive Lemon reported on the following items:

Appointments: Jon Keller - Assistant Cache County Fire Chief
Rdell Jenkins - Assistant Cache County Fire Chief

Vice-Chairman Beck moved to approve the appointments. Council member Robison seconded the motion. All members voting in favor. (Yeates absent)

Warrants: Warrants for the periods of June 1st to 11th and June 18th to 22nd were presented to the County Clerk for filing.

Other Items:

1. Executive Lemon requested authorization from the Council to sign an application that CAPSA was submitting for a CDBG grant.

Council member Anhder moved to authorize the Executive to sign the application. Vice-Chairman Beck seconded the motion. All were in favor. (6-0 with Council member Yeates absent.)

2. Executive Lemon attended the Forest Service Open House that was held last night at the Mount Logan Middle School. Six alternative plans were presented. The majority of individuals that contacted Executive Lemon supported "Alternative No. 5." Lemon expressed, to the Forest Service Cache County's support of multiple use and that the County is not proposing new roads be built in the forest area, but that the historical roads in the forest area need to be preserved claiming the right to the RS2477 rights-of-way, and that the County did not support any additional wilderness land. The meeting was well attended.
3. The Council has been invited to meet with the Mayors and City Council members on the 28th of July at the American West Heritage Center. Governor Leavitt will be attending the meeting. Executive Lemon encouraged the Council to RSVP as soon as possible, but no later than July 23rd.
4. The 2000 County Audit has been completed. The audit will be presented to the Council after the Audit Committee has met.

ITEMS OF SPECIAL INTERESTS

INTRODUCTION OF CACHE COUNTY ASSISTANT FIRE CHIEFS:

Fire Chief Kelly Pitcher introduced Jon Keller and Rdel Jenkins to the Council as the new Assistant Fire Chiefs. Mr. Keller has been working in the Fire Department as Assistant Chief for sometime now but has never been formally introduced to the Council. He has accomplished a lot of inspections with zoning clearances and he interacts well with the other Fire Departments and Fire Chiefs. Mr. Jenkins has been an instructor with the County Fire Program and has been a member of the Lewiston Fire Department for a number of years.

ROAD ISSUE - LANE JENSEN

Lane Jensen came before the Council to request that a county road which crosses their property be abandoned. Mr. Jensen sent a letter to the Council outlining the Jensen's concerns.

(See Attachment #1)

Discussion:

Executive Lemon: Is the road being traveled?

Jensen: Only by the land owners.

Chairman Gibbons: There is no public land that this road crosses? It's all private?

Jensen: It takes off at the Avon-Liberty Road that goes through our gate and then it is a dead-end road across our and one other landowner's property.

Council member Peterson: When you said public has been denied access for several years, is that because of your gate?

Jensen: My family has owned it probably that long. When we originally bought the property we didn't even know that it was a public highway.

Lemon: Was the road actually deeded or dedicated as a road?

Jensen: A Judgement ruled that it was called a public highway there in the late 1800's, but it had been abandoned to the public. The portion showing on the plat map was rededicated it declaring it was a road because it was supposed to connect to another road and continue on another 7 to 10 miles.

Lemon: Who rededicated it in 1883?

Jensen: It wasn't necessarily rededicated; it was just re-declared. That's when they (the County) came in and took the property off from our tax notices and said it was a public highway.

Vice-Chairman Beck: What precipitated the Court case?

Jensen: One of the other landowner was seeking to gain an additional access; and as a result, he has never used it because he has another access up Blacksmith Fork Canyon, which is a well graveled road.

Council member Anhder: Do Browns have access to their property; they are before you?

Jensen: They have access up what they call 4-mile Canyon through Keller's 4-Mile Ranch.

Anhder: Do you use this road for access to your property?

Jensen: We use the gate on it. Other than that no.

Anhder: If this road were abandoned, then you would be able to access it to cross grounds

Jensen: We don't need it as an access.

Anhder: The Liberty-Avon Road take off from there to the East.

Beck: The one part is between Evan Brown and you.

Anhder: Is the gate down on the road before Evan's land, or is it up where you approach the Jensen land.

Jensen: The gate is right where the road first starts; it's on Jensen land.

Anhder: I think we ought to postpone this until Evan is here. You cross Jensen land to access the Brown land.

Lemon: Are they supportive of this road being closed?

Jensen: Yes. In my letter, I said that I was representing both Brown's and Jensen's property.

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Council member Hanson: Do you have hunters that use the road that cause you concern?

Jensen: Technically that is what the road does. It opens our property up to trespassing and that's why we locked the gate.

Anhder: If it is a public road, you can't have a locked gate there.

Jensen: No. When Bruce Peterson intended to have it as an access, it was a dual agreement between us and him that we both lock the gate because he was the one that wanted the access.

Lemon: Has he sold his property?

Jensen: No. He still owns it.

Lemon: If this is something you want to pursue. You will have to follow procedure. You will have to advertise it and you would have to hold a public hearing.

Gibbons: I think we should.

Council member Anhder moved to set a public hearing on the 14th of August at 6:30 p.m. This hearing will consider procedure of abandonment of a public road way and that adjacent property owners will be notified of the hearing. Hansen seconded the motion. All members voting in favor. Vote was 6-0 (Yeates absent)

Beck: The intent of this road was to make a connection between Ant Flat and Avon and Liberty?

Jensen: That is what the judgement was. There was a public highway somewhere in this area around 1850 that they said was used considerably but that it had been abandoned.

Chairman Gibbons asked Mr. Jensen to make copies of the two judgements given on the road in question and make them available to the County Attorney so that he could give the Council legal advice, Mr. Jensen had a copy and handed it to Attorney Wyatt.

PROPOSED 2001/2002 WILLOW PARK BUDGET PRESENTATION: RUSS AKINA

Russ Akina presented information in regard to the Willow Park budget of 2001-2002 for the fiscal-year. Mr. Akina said there needed to be an adjustment to the Restaurant Tax projection as well as the Willow Park budget. He noted that this adjustment was decided upon after his memo was sent to Executive Lemon.

(See Attachment #2)

Restaurant tax was sighted as a source of revenue and it neither comes from the County nor the City. It was proposed that \$40,000 be taken out of the Restaurant Tax Fund and also from the Willow Budget.

Council member Petersen made the motion to approve the budget. Robison seconded the motion. Vote was 5 yes and 1 no. (Anhder voted no. Yeates absent.)

PRESENTATION OF THE WILLOW PARK MASTER PLAN: RAY BERTOLDI

Russ Akina walked through the process of the master plan. He introduced the architect: Ray Bertoldi who was one of the architects who assisted in the development of the Fair Grounds master plan.

(See Attachment #3)

Background Information: Public input was requested and received. Advisory Board input was also received with regards to the future of the fairgrounds. At that time there was some lively discussion in regards to the future of the fairgrounds. The information brought about two master plans to look at: A short-term plan out to about 5 years and a long-term plan out to 20 years. Concepts of these plans were included in the master plan draft. The City wanted the County to be aware of that information.

Mr. Akina read the history of the Fairgrounds by year. The Fairgrounds have been used in a variety of ways over the years: Rodeos, exhibition dog races, baseball diamonds, a POW camp, a Turkey Shoot, Musical Performances, Circus.

Presently the Fairground is operated without a master plan. It is necessary to have one to look into the future for this great asset.

Discussion:

Chairman Gibbons: What is the status with regard to the National Guard Armory property?

Akina: We were approached by the National Guard to locate an alternative storage facility within proximity to the Armory. There really wasn't anything available and we were not able to accommodate. Our understanding is that they are planning to begin their expansion plans. They are planning to move equipment up to the Logan Armory July 27.

Vice-Chairman Beck: Their plans include making a parking lot behind the Armory on the green area and taking out all of those trees?

Akina: That is the only choice they have. It is the green area both South and East of the compound.

Council member Hansen question the usage noted on Page 6 of the plan. Does the area have the most use? We you in the future try to enhance that facility.

Akina: There is heavy use on the indoor arena especially from the time that being outside is not the preferred thing to do. There is a conflict of scheduling from about Fall to Spring. We would like to make a recommendation to the indoor arena

Ray Bertoli addressed the Council. He explained that the master plan was organized to centralize the equestrian activities and enhance the user's experience at the fairgrounds and also provide some additional on-site parking. The short term plan is to turn the arena into an exhibit building and in the long term build a new indoor arena in the 20-year plan. The new arena would be geared toward local events and it would involve providing restrooms for the spectators in that building.

Beck: Has the Logan City Council bought on to this.

Akina: It was presented to them on the 20th. They've asked for addition workshops. Ultimately what is need is for both entities, the Cache County Council and Logan's Municipal Council to adopt the master plan so that there is a document to thereby work from.

Beck: Is it right that the plan calls for piping the canals?

Akina: Only a portion.

Bertoldi: The portion on the South edge near the Zoo. In the 20 year plan it would include the area East and West; the North and South would be left the way it is. We want to preserve and enhance the park-like atmosphere. In the 20-year plan adding some green space back where we do have some parking. There is an impact that the area could be used better if the canal could be addressed. We would also be adding on-side parking and green space.

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PUBLIC HEARING - AGRICULTURAL PROTECTION AREA - WESLEY NELSON FARMS, INC:

Chairman Gibbons explained that there would be no action taken on this item tonight; however, public comment was encouraged.

Sterling Brown representing the Utah Farm Bureau, stated that Ag. Protection areas are a great concern for them and all farmers in the State of Utah. He noted that Cache County ranks first among 29 Counties in the State in farm-cash receipts of over 111 Million dollars. Ranking first in livestock cash receipts, first in dairy cattle, first in barley production. Agriculture is a very thriving business in Cache County. The Ag. Protection area is a tool to promote agriculture and certainly to maintain agriculture and hopefully help agriculture thrive in the coming years. The rights of individuals are not subject to a popular vote and so we could use your influence in the Ag. Protection area by promoting the State's statutes.

Council member Petersen moved to close the public hearing. Vice-Chairman Beck seconded the motion. All were in favor. (Yeates absent.)

PUBLIC HEARING - PROPOSED CLOSURE OF A PUBLIC CLASS B ROAD - 7400 NORTH 8200 WEST - NW OF NEWTON

Chairman Gibbons opened the public hearing on the road closure. There were no comments from the public.

Council member Petersen moved to close the public hearing. Council member Robison seconded the motion. All were in favor. (Yeates absent.)

PUBLIC HEARING - 2001 BUDGET: - TAMRA STONES

Tamra Stones, Cache County Auditor, referred to the proposed Resolution 2001-24. She read through the adjustments and the reasons for them:

There was an adjustment to the general fund of \$85,134.00 to the VOCA Department, a small transfer in the Water Policy Budget from the Temporary Employees to Salary overtime and to Benefits. There is a requested transfer of \$3,000.00 as a Sundry Expense into Central Mail & Copy. There is a need to add \$14,000.00 to the Building and Grounds Utilities Account as an estimate of the increase of utilities' demand. Also, there is an \$1000.00 increase on Fire - 100% reimbursable costs and increase on TV Translator - building of \$12,000 and improvements of \$13,000.00 In the Extension we have proposed \$21,000.00 increase for rent to relocate Extension so we can move the Department of Motor Vehicles to maintain the access in the Courthouse; and

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about \$1500.00 for moving expenses for that Department. Also recognize the \$5,000.00 Restaurant Tax award into the Fair budget so that we can more easily track that revenue for expenses in the Fair.

The next page covers the County taking on the Travel Council for expenses beginning of July 1st. Over all we will have an increase to the present budget of \$40,700.00.

On the last page the Logan-Cache Airport Authority is requesting an increase to their budget of \$118,817.00 over all. Adjusted to the Grant award amount would be \$62,660.00 Another adjustment is for pavement upgrade which is a State Grant and adjusting the State Grant money on the AIP#12 project as well as appropriating \$48,119.00 from the appropriating surplus.

The expenses are a reduction in \$5,000.00 to go to the Airport Manager. As we don't have a salaried Airport manager, it would be a contract payment and adjusted into this line of services. Professional and technical increase of \$10,000.00 for a strategic plan. It was requested that Sundry Expense have \$25,000.00 in there for contracted expenses. Reduce improvement by \$980.00 and increase \$10,000.00 to Other Capital projects which would be a potential match for a new grant on the road project if the funds are made available from the State. Increase State Grant by 5,896.00 for a pavement upgrade. An increase of \$68,901 for AIP control which is the runaway extension.

Council member Petersen moved to close the public hearing. Vice-Chairman Beck seconded the motion. All were in favor. (Yeates & Anhder absent.)

DISCUSSION - UPDATE ON COUNTY ADMINISTRATION BUILDING: CRAIG PETERSEN

Council member Petersen outlined the Administration Building Committees report:

1. Time frame: In terms of the construction of the new building. Construction would probably begin in April 2002. That way we could be done by the time the Courts move out of this building so that passage ways would not be blocked.
2. The basement area has a water table high enough that a basement really isn't feasible and the building will probably be built without a basement.
3. A Request for Proposal needs to be put out before formally contracting with an architect. Executive Lemon has done this

(See Attachment #4)

The Request For Proposal describes the things that are being sought, essentially: Architectural Service for planning, design, construction, and demolition that would help with regard to the demolition to the Wilkinson Building, the design of the new building, the demolition of the Courts/Executive building, the construction of parking and sidewalks in the block, and the renovation of the Courthouse. The Committee felt that in the RFP, they need to be up front

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about the fact that Jensen-Haslem has performed work for Cache Valley Land, LLC which is copyrighted and will be considered in the selection process

Council member Petersen presented copies of the plans for the block and for the Courthouse. Christian Wilson, an architect from Jensen Haslem Architects proceeded to discuss the plans.

Mr. Wilson presented a site plan to Logan City for their planning and zoning approval. There were some owners of the land who had some concerns about the design of the building. One concern was truck access and the other problem was parking near the owner's direct access to parking behind the buildings. We have designed parking stalls for owners behind the building and 3 or 4 major access ways for trucks. The master plan allows for pedestrian access and connecting sidewalks.

Once we have put in the new County building and we get rid of the old building and if we go with this plan, we have a gain of 70 parking stalls, which is not including the Courts that will be leaving. There will be a net gain of 150 parking stalls.

We have added a lot of landscaping into the area. It will feel like a plaza there. This design is very comfortable to us and the owners of the block.

Chairman Gibbons clarified that if the jail and the Courts were to go there would be a possibility of marketing two lots on the West corners. Mr. Wilson confirmed that possibility in the future. You would want to utilize both corners and you may want to build a parking structure in the future.

OLD HISTORIC COURT HOUSE: (See Attachment #5)

In regards to the Old Historic Court house, Craig Petersen explained the new plan for the Historic Court house. There is some very usable space from this building without major structural changes. The basement is still under consideration as to what will happen there because of problems with uneven floors and elevators. Cost of the renovation would be somewhere on the order of 2 Million dollars. About half we want to come from donated funds and the other half would come from the County.

George Daines explained that the building was well built with the finest lumber and Masonry brick walls with no cracks in the structure. It is a very solid massive structure. The mechanical in the building is a disaster! All plumbing was added on under the floor. Because of the high ceilings, some of that space can be used for a nice mechanical location for all of your electrical, heating, and plumbing. Taking off the front 2 pods provides for big rooms. The blend of restoring this structure and being able to us it is a great trade-off, but it won't be a perfectly historically remodeled.

Newel Daines mentioned that the West side of the building was originally flat and with the addition to it in the 1890's they didn't really cover up any of the beauty of it. The cupola is

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centered on those three front wings. When we take off the addition of 1917, we are re-establishing the beauty that Truman Angel Jr. designed originally.

Council member Petersen moved to approve the Request For Proposal as written and that the proposal for the block plan be accepted. Council member Hansen seconded the motion. Vote was 6-0. (Council member Yeates absent.)

Chairman Gibbons expressed appreciate to the Committee for their work.

RESOLUTION NO. 2001-24 -2001 BUDGET ADJUSTMENTS

Chairman Gibbons asked for comments on the resolution for the budget adjustments. There were no comments.

Council member Anhder moved to adopt Resolution 2001-24. Robison seconded the motion. Vote was 5-0. (Petersen and Yeates were absent.)

(See Attachment #6)

RESOLUTION NO. 2001-25: AGRICULTURAL PROTECTION AREA - GLEN AND DIXIE HANSEN

Chairman Gibbons asked what was decide on this resolution that last time the Council met? Executive Lemon said it was his recollection no action would be taken until a representative committee was put together of the Ag. protection group, the Mayors, and the Council met to see if there was a way to resolve this, and that it needed to be understood that action must be taken by July 15.

The committee had not yet met. Chairman Gibbons suggested that anytime an Ag. Protection request was adjacent to a Municipality to have the Advisory Board sit down with the Municipality and see if there are any issues and act as an arbitration board at that point in time. Then if there are issues that can't be resolved have representatives of the Mayor and the Council and the Advisory Board met for that.

Council member Anhder reminded the Council that he had made the motion to adopt the Ordinance that created agricultural protection zones. The philosophy of this was good.. There is a problem with a small portion of the agriculture protection zone. It is not a problem that can be negotiated away because it is a problem with the State law.

In past discussions with individual property owners and members of the Advisory Board and the Cities in every case, Chairman Gibbons had heard that if the Advisory Board had met with the City and the individual so that they felt integrity had taken place in the discussions, it may have changed the way the Advisory Board made their recommendation.

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Council member Ander's point was that there had been no argument with what had gone on because Cities, and in this case Nibley, could not perceive what they were doing.

Discussion:

Council member Hansen thought that had the Hiibner folks met with the Mayor and the City Council early on, they wouldn't have been in here talking with the Council about a concern because they resolved that after they met. **Vice-Chairman Beck** said they should have met before the recommendation.

Gibbons: The law won't change until its next legislation if it is changed then. My suggestion is that there are proper discussion between Cities and individuals in this process. If the Advisory Board gets involved they will be able to say there was integrity on the City's part or there was not.

Anhder: This is a very serious problem and it has to do with Constitutionally granted authority given to Cities to condemn property for the public or for their own purpose.

Robison: How long do you think the Legislature will take to get this settled?

Anhder: I don't know.

Robison: That's true. Do we have the right to hold up all this though while we are waiting for the Legislature to make up its mind.

Anhder: That's the decision you have to make. To me it is a serious flaw. One that has a potential impact on many, many citizens. It would have to be at least 7-10 months till legislation were passed.

Gibbons: You have no guarantee that it will even happen.

After much debate, the outcome of the discussion was that there needed to be good faith negotiations between Cities and property owners and that hopefully the Ag. Protection Board could act as a buffer between the two to make sure this happened. If a solution could not be reached, then the Committee of representatives from the Council, the Mayors, and the Ag. Protection group should meet to find a solution to the problem and then present it to the council. It was the opinion of Chairman Gibbons that to table all Ag. Protection requests was not a comfortable solution.

The Ag. Protection request being considered in the meeting was a part of the same problem as had come before the Council previously. In the future Nibley City would need a water line to go through the Hansen property.

Executive Lemon thought the Council should pursue the committee idea of two Ag. Board representatives, two Council members and two Mayors. Gibbons assigned Executive Lemon to pursue this recommendation.

There was no action taken on this item. It will be on the next Council agenda for action.

It was noted that Kevin Bankhead had not been functioning as a member of the Ag. Protection Advisory Board and that his position needed to be filled by appointment.

DISCUSSION: AMBULANCE SERVICE - LYNN LEMON

An Adhoc Committee has been formed to work toward getting a unified ambulance system governed by a unified Board. Mayor Gordon Olsen from Hyrum is the Chairman. The following are on the Committee: Mayor Alma Leonhardt from Providence, Mayor Kip Panter from

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Richmond, Mayor Kent Ward from Smithfield, Mayor Douglas Thompson from Logan, County Executive Lynn Lemon, the Fire Chief from Logan, the Fire Chief from the County, and two First Responders or Quick Responders, Brian Potts from Smithfield and Blake Christensen from Hyrum.

Time was spent talking about making a Technical Committee. This committee will deal with patient care, which has been the issue that is of primary concern to take care of through this process. It will be called the EMS Council. There would be two mayors from the South end of the Valley, two mayors from the North end, the County Executive, and the Mayor of Logan making a 6-member board. Those 6 members would also select a 7th member. There is a meeting set for next Monday, June 2nd again to discuss the governing board versus the technical committee

Don Linton is preparing the inter-local agreement to form that and it will be sent out as soon as everybody has a chance to review it. Progress is being made on this project. Executive Lemon opened up the discussion by asking for questions.

Discussion:

Chairman Beck: Since Paul Patrick appeared before this Council and asked us to make application to the State for an intermediate transport ambulance, Lynn, myself, and Cory and the EMT's have been meeting. They had a proposal together prior to that, which would have been a proposal for the County to actually operate 4 ambulances 24-hours a day 7-days a week. It required that each of the Cities agree to a \$2.00 per household fee plus the billings that we would collect to make that operate. Subsequent to that discussion, we made some overtures to some of the Cities that we would like to come out and do presentations to them to get a feel as to whether or not there would be any support to do a \$2.00 fee on the utility bills. Logan City Fire raised some objections at that point. So, we put it on hold. Then we met with them. Paul came up and met. They essentially came to us and said: "We'll do the same thing." "We'll put the ambulances out there." That is what the proposal is doing now. They have essentially adopted the proposal that the EMT's came up with only that Logan Fire wants to maintain the license. They are now saying they will give up the governing authority on this and we are going to call it a County-wide ambulance system of some type, but will still do their best to do the 24-hours-a-day, 7-days-a-week in both ends of the Valley.

That's some of the iterations that have happened since the 1st of May. In an attempt to get a feel for how the Cities would feel about it, we ask the Mayors of Smithfield, Hyrum, North Logan and Providence to meet along with their First Responders and get a feel how they would react having Logan being the one to maintain the license. They were willing to go along with it providing we could pattern it after the Airport authority Board; so that, this Board has more governing authority as opposed to advisory in nature to the two Councils. The model is the Airport Authority as opposed to the Solid Waste Advisory or the Willow Park Advisory. Those Mayors seem to be comfortable with that.

My thinking from the County's perspective is that it will hasten the discussion such that it would actually bring it to a close. I do this with the intention of assisting the discussion along and moving us to an agreement that can work for everyone in the County. The situation we have right now is we have an agreement that was put together in 1992 where the County is responsible for paying a deficit. Of course there is disagreement on how that agreement reads because it's real vague. The agreement doesn't allow us to budget. It is a poor agreement and was actually verbally cancelled in a joint ambulance committee meeting with a 6-month time period and with the intent of having something together within a 3 or 4 month period.

I think we've moved this discussion far enough along at this point that it would actually give all parties to get it resolved if the County would confirm in writing their verbal cancellation of the agreement from last June in fact of January 1. That gives them 6 months to get with the Cities. That way the County won't have to worry about

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budgeting for it in the future.

Beck proposed to direct the County Executive to send a letter to confirm the cancellation of the verbal agreement. **Council member Petersen** asked if there wasn't some problem of them being able to cancel? The State would allow them to cancel because they have the license for all of Cache County.

Beck: No, that agreement is just essentially an inter-local agreement between Logan City and Cache County. They would still have to continue providing the service if there isn't an agreement in place.

Lemon: What they did was verbalize last year that they wanted to cancel the agreement: "We'll cancel the agreement with the understanding that it will be effective in 6 months, but we want to get this resolved within 3 months when there is a new agreement in place."

Beck: Nor is it my intention to cancel with nothing. I do think it will hasten the discussion and give all parties involved an incentive to make a new working situation if the County Council actually confirms the verbal communication that we received a year ago.

Lemon: I agree with you.. I have been very frustrated with that agreement as you know, but we have made so much progress in the last couple of weeks. I don't want to this to get in the way of us continuing to make progress. The goal of the ADHOC Committee is to have a proposal to go out to all of the Cities by the end of July. Would it hurt if we just said let's wait until we get that proposal.

Council Member Anhder: Could it be mis-interpreted if we cancel the agreement? What great push is there to cancel the agreement?

Beck: Only to keep the County from being enthralled in another budget year with the current agreement. In my opinion it would also give all parties incentive to make sure something else happens within the next 6 months.

Chairman Gibbons: If we have a proposal prepared that goes to the Mayors and if they reject the proposal, then what?

Lemon: At this point in time the discussion is that not everyone would have to agree to this to make it work, but we certainly need the major players to agree to make it work. Remember that the big change is that employees would still be Logan City employees, but they would be governed by a Board that is not Logan City. If an entity did not agree to it, Paul Patrick is suggesting that this body go back and petition the State to change the rate for the individuals living within that area. So, those individual may be charged a higher rate based on cost of service.

Pat Parker: The other goal to the Committee meeting, Lynn, was that they wanted to have this completely up and running by the first of the year. They felt very confident that they could do that.

Petersen: Wouldn't it be true that even if we did cancel the agreement, Logan City has to continue to provide service. I think it is just a matter of whether or not it is paid public funds or by high-interest individuals.

Lemon: Last year we worked for the last 6 months with the assumption that Logan had cancelled the agreement. If we would have actually said come January 1st there is no agreement, it would have pushed us harder to have reached something. It would have pushed both sides harder; I am just concerned with the message it may send right now it may be mis-interpreted.

Petersen: If the proposal was complicated by the fact that the ambulance that's provided by Logan is combing over their fire service. You have a Board that governs the ambulance service, but they really don't have full control because at the same time Logan City has a Fire Department that they are also running.

Lemon: That will be one of the more difficult issues that they could acknowledge that they have to deal with.. This Board will have control over the revenues from the ambulance and they'll have responsibility for the expenses of the ambulance. One of the commitments is that we need to provide 24-hour coverage in the outer areas of the County, Smithfield and Hyrum. Part of the reasons most of the Cities didn't want to send their money to Logan is because of that very issue. They are go-mingling with money with the Fire Department.

Petersen: The revenues are easy, but it is not obvious what the expenses are. It depends on how you need to allocate the costs.

Lemon: That has been the sticky point for the last 3 years.

Beck: If the Cities buy on to the \$2.00 a can and the EMT's put the proposal on the table to prove that it can be done in a very efficient manor outside of the City, it could be done economically. It would in fact increase the level of service. Logan would still be responding for the Fire Service.

Lemon: The EMT's look at this from the perspective of patient/care. They are saying this is the better thing to do. The mayors have said it is critical that this not be managed by Logan that we have a separate governing board. It has good possibilities.

Council Meeting
26 June 2001

Petersen: It should come to a specific proposal and not force the issue for the reason of how it might play on the press or how it might be mis-interpreted.

Lemon: This Committee has committed to their meeting every week at 7:00 a.m. on Wednesday morning.

Beck: I don't have any objection in waiting for a month to do this. The intent is only to hasten this discussion and bring it to a close. In a month we could have a proposal on the table and we ought to circulate it to the Cities.

No action was taken at this time.

DISCUSSION: SUBSCRIPTION TO BEAR RIVER STORAGE - THAD ERICKSON

Partnering options on Bear River storage have been discussed. There is a need of somewhere between 0 and 15,000 acre feet of water over the next 25 to 30 years to give continued access to the water in both Municipalities and for private users. The players are the Federal Government, the State Government, Water conservative Districts: Jordan Valley, Weber, and Box Eder, and Cache County. There has been good ideas from Cache County.

Representative Hansen and his assistant, Tim Stuart will be here Friday. We need to have some sentiment for the meeting to sort of sign on to a memo that will give the combine sentiment of the various water users in relationship to Hyrum Dam and Washaki storage option.

Everybody agrees that we need to do something to heal the Refuge. They have a critical need for about 25,000 acre feet. They could use up to 100,000 acre feet, but it takes three to five years to actually supply this water. The need for the Wasatch front for people will come a little later than that, probably seven to ten years unless we get a drought.

The consensus from the meeting this afternoon was that no one wants to hold up the initiative of the Refuge to enlarge Hyrum Dam; however, there is a lot of uncertainty and options in it. It was determined to also try to get some support for Washaki and possibly some Federal funds to do the environmental work there.

The Water Resources, Dennis Strong and Larry Anderson are preparing memo and we need to have a representative there to sign on to this package as I've described it. It seems to fit the sentiment from the letter that went down on the 21st signed by Darrel Gibbons and Lynn Lemon. We do have an interest in maintaining some access to water there. We recommend that Cache County support Bear River Storage with probably the Wahsaki option at this time and staking out an intent to eventually of taking a minimum of about 15,000 acre feet of stored water.

Chairman Gibbons: If this is a Federal project and they are doing it with the intent of creating storage to supply water to the Bird Refuge, what happens in an extremely dry cycle when storage amounts may be substantially reduced, will the Federal Government supercede the irrigations water rights and supply that amount of water to the Refuge?

Erickson: The tussle between the State and Federal Government on the water rights on the Refuge is being resolved. They have just rejuvenated their water rights and it is a big lake.

Council member Anhder: Our dam is owned by the Bureau of Reclamation and that is a real worry and concern. That was a really worry and concern at the Water Advisory Board meeting,

Council Meeting
26 June 2001

but that doesn't really seem to bother South Cache water users too much.

Council member Hansen: That's a good question. If I were a water user along that canal and Uncle Sam says all of sudden let's have the ducks wet and you don't get any water and you don't get any water even though I'd filed on the claim a hundred years ago, I'd be concerned.

Erickson: The Federal Government would be a participant in Hyrum but not in Washiki.

Anhder: Washiki would be a State-owned dam whereas the Bureau of Reclamation owns Hyrum's dam. Washiki is the best option, but Salt Lake, Weber basin, and the Jordan River have agreed to support Hyrum with the idea that Washiki is the preferred site for something else that might happen. Originally we were trying to move everything to Washiki including the Bird Refuge, but the Bird Refuge wants to move faster and they think they can do that with Hyrum's extension.

Erickson: Even if Hyrum is built the Bird refuge would subscribe to an equal amount of water out of Wasaki so it would be a subscriber over there too. The thing that is very attractive is that there is advantages to both Federal, State and Local. The environmental question is much easier to deal with if we have the Federal Government as a part of it and the Refuge needs there which is an environmental litigation effort in itself. It just makes it very attractive to water users.

Gibbons: There is two issues. 1) Support the moving forward of the proposal. 2). The subscription issue.

Erickson: The subscription issue at this time has kind of gone away.

Gibbons: Are you suggesting that the letter we have already submitted would be sufficient or that you need a new one?

Erickson: We'll just need the initialing of a memo that they will circulate by e-mail. I suggest that I clear it with Lynn just to say that Cache County supports this consensus. You won't have to make any commitment on water.

Council member Anhder moved to support this action. Council member Hansen seconded the motion. All members voting in favor. (Yeates absent)

OTHER BUSINESS

COUNTY JAIL:

There was nothing to present on the County jail.

JULY 4TH PARADES:

The Lewiston City 4th of July Parade will begin at 9:30 a.m. and the Hyrum City 4th of July Parade will begin at 12:00 p.m.

COUNCIL MEMBER REPORTS:

LARRY ANHDER: I would like to requested that someone else serve on the Willow Park

Council Meeting
21 June 2001

Advisory Board. Chairman Gibbons said the matter would be given some thought.

JOHN HANSEN: A couple of two quick reports:

1. On this Ag. Protection, you folks all know that I do have property there and whether it would be advisable for me to serve on that or not, I don't know. I'm willing do it, but it is kind of a touch and go situation.

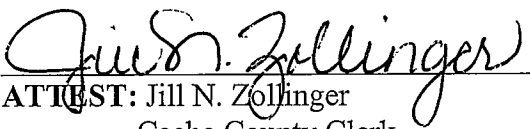
Chairman Gibbons agreed but then who may not be; he desired to have John Hansen remain there.

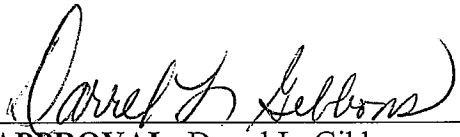
2. As I was camping over the weekend up to Tony Grove, it was pointed out to me that something needs to be done. Natives can't even find a place to camp and take horses. The Forest Service keeps clamping tighter and tighter and soon campers won't be able to get off the black top. These people were hurt and they were upset.

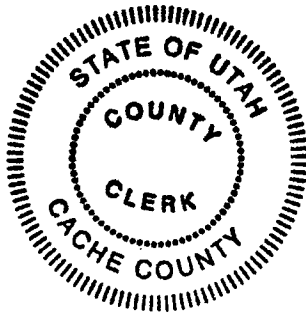
Executive Lemon thought that perhaps we ought to take the position to support Alternative No. 5 of the Forest Service's options. It doesn't call for new wilderness; it calls for multiple use. We want to maintain people's right to access the Forests. Lemon thought we ought to reiterate our concerns that we want to maintain multiple use.

It was the decision of the Council to schedule this item on the next agenda for July 10 and have a formal position drafted.

Chairman Gibbons adjourned the meeting at 7:24 p.m.


ATTEST: Jill N. Zollinger
Cache County Clerk


APPROVAL: Darrel L. Gibbons
Council Chairman



Members of the Council of the County of Cache,

As representative of Karl A. Jensen Land Holding Company & Evan Brown, owners of real property located in Cache County. I'm writing in concern of the county road that extends across such property (see plats). I request to you that such county road be abandoned from use by the public.

My basis for this request is upon the following five arguments.

- 1) This road serves no public interest. The road begins on private property, extends across private property and dead ends.
- 2) The landowners of the property adjacent to this road have additional access' to their property by means of "improved" roads
- 3) The public has been denied access to this road for over seventy years.
- 4) In its current unimproved state the road is impassable except by OHV's
- 5) The original intent of this road was not fulfilled. This was declared a public road to be a connecting route from the Avon-Liberty road to the Ant Flat road. However, the remainder of the road from where it ends on Evan Brown's property to the Ant Flat road was never dedicated.

Thank you for hearing my request and we look forward to your decision.

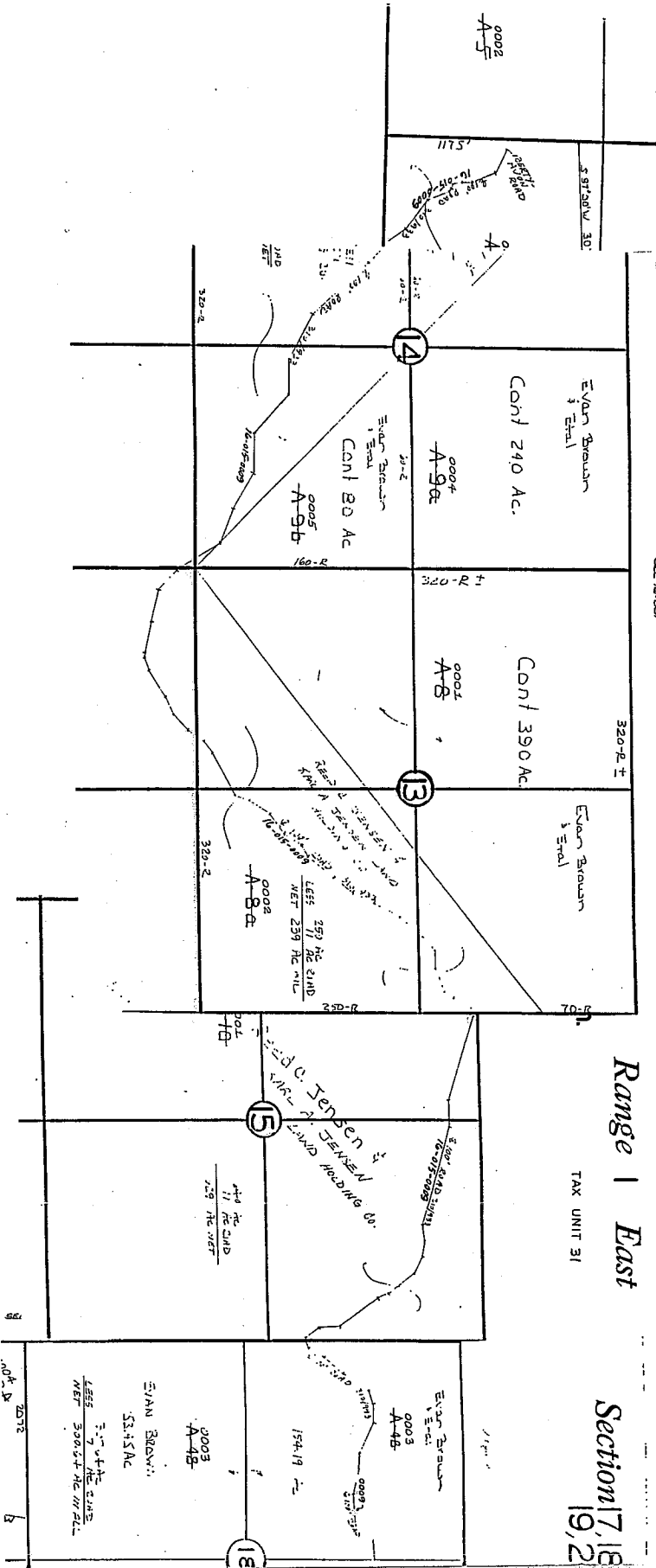


Lane W. Jensen

Range | East

TAX UNIT 31

Section 17, 18, 19, 20



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A-5

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1175'

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A-9a
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Evan Brown
& Eral
Cont 80 Ac
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0005
160-R

Evan Brown
& Eral
Cont 390 Ac.
A-8
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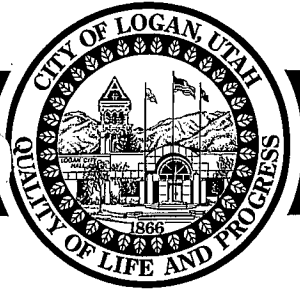
LESS 299 AC SHAD
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C. JENSEN & JENSEN
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A-8b
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170-R
129 AC SHAD
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LESS 7 AC SHAD
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Logan Parks and Recreation

195 South 100 West • Logan, Utah 84321 • Phone (435) 716-9250 • FAX (435) 716-9254

TO: Lynn Lemon, County Executive
Cache County Corporation

FROM: Russ Akina, Director of Parks and Recreation
City of Logan

RE: Request to Appear at Cache County Council - June 26

DATE: June 8, 2001

The Logan Parks and Recreation Department is requesting to appear on the June 26 County Council agenda to present the following items:

1. Proposed Willow Park Fund Budget for City Fiscal Year 2001-02 beginning July 1, 2001 (Expenditure/Revenue Outline attached). Please note a decrease in the proposed budget contribution from the County is down from the current fiscal year ending June 30.
2. Presentation of the Logan/Cache County Fairgrounds Master Plan. The enclosed plan contains a history, site characteristics, survey summary, summary of existing conditions, needs assessment, 5-year plan, and a 20-year plan. The Logan Parks and Recreation Department will present the master plan to the Logan Municipal Council on June 20.

Thank you for your consideration of this request. If you have any questions concerning this information, please give me a call at 716-9240.

**LOGAN PARKS AND RECREATION DEPARTMENT
PROPOSED BUDGET
WILLOW PARK FUND
FY 2001-02**

EXPENDITURES

	<u>CURRENT YEAR APPROVED</u>	<u>PROPOSED</u>	<u>DIFFERENCE</u>
Fairgrounds	339,227	367,138	27,911
Park/Quad	180,793	77,768	<103,025>
Zoo	<u>333,883</u>	<u>293,725</u>	<u><40,158></u>
TOTAL:	853,903	738,631	<115,272>

REVENUES

	<u>CURRENT YEAR*</u>	<u>PROJECTED</u>	<u>DIFFERENCE</u>
City	258,403	198,517	<59,886>
County	258,403	198,516	<59,887>
Misc.	3,082	0	< 3,082>
Sales	264	200	< 64>
Fairgrds.	45,373	85,300	39,927
Zoo Don.	6,804	8,400	1,596
State Zoo	82,230	91,700	9,470
Rest. Tax	124,975	40,000	<84,975>
HUD Grant		75,000	75,000
Reservations	4,720	7,500	2,780
Rents/Conc.		8,500	8,500
21 st Cent. Grant		25,000	25,000
Fixed Assets	3,001		
Fund Reserve	8,075		
TOTAL:	756,044	738,631	<45,621>

MASTER PLAN
LOGAN/CACHE COUNTY FAIRGROUNDS
LOGAN, UTAH
DRAFT MAY 16, 2001

Prepared By
Salerno Bertoldi Architects

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ACKNOWLEDGEMENTS

Salerno Bertoldi Architects would like to thank all those who participated in the development meetings of the Master Plan and for their contribution in the preparation of this document.

Parks and Recreation Department

Russ Akina, Parks and Recreation Director
Michael Twitchell, Fairgrounds Manager

Willow Park Advisory Board

Lois Price
Don Fulton
Alan Allred
Rod Wilhelm

Joel Lundstrom
Larry Ahnder
Jill Zollinger
Jim Smith

Logan City Council

Douglas Thompson , Mayor
Karen Borg
Thomas Kerr
Janice Pearce
Alan Allred
Steve Thompson

Cache County Council

Lynn Lemon, County Executive
Cory Yeates
Larry Anhder
Craig Peterson
Darrel Gibbons
John Hansen
Layne Beck
Kathy Robison

APPROVALS

We have adequately reviewed the Master Plan Document and warrant that it adequately represents our request for a facility to fulfill our mission and needs for the Logan/Cache County Fairgrounds. All appropriate individuals have reviewed it for completeness and accuracy contents.

Russ Akina Date
Logan City Parks and Recreation Director

Michael Twitchell Date
Fairgrounds Manager

Lois Price Date
Willow Park Advisory Board Chair

MISSION STATEMENT

The mission of the Willow Park Fairgrounds Complex shall be to provide traditional recreational and educational activities and appropriate community-wide outdoor events for Cache County families in a historical park setting.

PURPOSE OF THE MASTER PLAN

The purpose of the Master Plan for the Logan/Cache County Fairgrounds is to guide the future development and decisions of the Fairgrounds over the next 20 years. The Master Plan is a translation of community vision into a tangible, realistic planning tool. It incorporates the goals and objectives of the community and identifies strategies for its implementation with regards to facilities, land use, and costs. The Master Plan then becomes the "yardstick" to which decisions regarding the fairground's development are measured.

The data from which the Logan/Cache County Fairgrounds Master Plan is developed has been gathered from various groups and methods. These include three open community meetings on March 8th /29th and on April 18th of the year 200 in which the community was provided the opportunity to express their feelings about the future of the Fairgrounds. A Needs Assessment Phone Survey was also conducted to users of the Fairgrounds in July and August. The results of that survey are contained within this document. In addition, City, County and Fairgrounds staff as well as the Willow Creek Advisory Committee was involved in the development of the Master Plan.

HISTORY

The first recorded appropriations for a Cache County Fair was made on December 2, 1878. David and Mary Andrew deeded the land where the Fairgrounds presently sit to Logan City on January 7, 1910. Logan City in turn deeded the land to Cache County on October 19, 1929. The Fairgrounds were managed by the Cache County Fair Association, founded by George Thatcher, from 1911 to 1933. On January 11, 1933 the Fair Association was dissolved by its stockholders and its' lease and assets were transferred to Cache County.

The 4-H Building, Community Building, Home Arts Building, Racetrack and Grandstands were constructed between 1911 and 1920 at which time they appear on a 1920 Logan City Engineering map. Several concession areas have also been constructed at the Fairgrounds. The first was built by the Presbyterian Church in 1957. A concession lunch stand was constructed by the Jaycee's in 1962 and the original Millburger stand built in 1965 was replaced by the current building in 1981. During the mid 1960's, the horse barns were built in 1936 were replaced. Additional grandstand bleachers were added in 1947. New stables were built in 1948 and the current 40 stalls were constructed in 1966.

The Fairgrounds have been used in a variety of ways over the years. The Cache County Chamber of Commerce sponsored a rodeo in the fall of 1922. In the 1930's the area was a host to exhibition dog races. Baseball was played on the four diamonds and lighting was added to allow for night play. The northwest area of the Fairgrounds was turned into a prisoner of war

camp in 1945 at which time several new buildings were built. The POW camp existed until the fall of 1946. In 1953 a turkey shoot was organized. The Lennon Sisters performed at the Fairgrounds on May 15, 1962 and the Carson and Barns Circus first came to Logan in April of 1965.

Today the Fairgrounds are a joint enterprise between Logan City and Cache County. The Fairgrounds is used for horse shows, car shows, family reunions, trailer groups, rodeos, demolitions derby's, and of course the Cache County Fair.

SITE CHARACTERISTICS

The site of the Logan/Cache County Fairgrounds is located within the City of Logan. It is bordered on the north by 400 South (Residential), the east by 400 West (Residential), the south by the Willow Park Zoo, and the West by 500 West (Park and Swimming Pool Complex). The Fairgrounds covers approximately 48 acres of land primarily covered with "softscape". The landscape includes large grass areas with mature deciduous trees, parking areas within the racetrack that are not paved, asphalt roadways and parking areas. In addition, there are two water features located on the site. Flowing water via a north/south canal that divides the site and a "pond" that collects runoff and groundwater. There are views of the surrounding mountains and the character of the Fairgrounds is very park-like.

EXISTING FACILITY PLAN

SURVEY SUMMARY

During July and August of the year 2000, a "Needs Assessment Phone Survey" was conducted to users of the Fairgrounds. The user list was compiled from the database of users from department records. Approximately 250 users were surveyed and of these 84 were contacted. Contact with each patron was attempted at least 4 times and some as many as 6 times. 6 patrons did not wish to be surveyed or did not have the time to participate. 40 patrons had moved, had a disconnected number or were away for the summer. The City was unable to contact 23 of the patrons due to them not being home when they were called back. The results of the survey are as follows:

Resident/Non-Resident Use

The following table represents total responding patron residence.

<i>User Residence Location</i>	<i>USE</i>
<i>Logan City</i>	<i>31%</i>
<i>Outside Cache Valley</i>	<i>11%</i>
<i>Millville</i>	<i>7%</i>
<i>Providence</i>	<i>7%</i>
<i>Paradise</i>	<i>7%</i>
<i>Richmond</i>	<i>5%</i>
<i>Wellsville</i>	<i>5%</i>
<i>Hyrum</i>	<i>5%</i>
<i>Trenton</i>	<i>4%</i>
<i>North Logan</i>	<i>4%</i>
<i>Preston, Idaho</i>	<i>3%</i>
<i>Hyde Park</i>	<i>3%</i>
<i>River Heights</i>	<i>3%</i>
<i>Nibley</i>	<i>3%</i>
<i>Clarkston</i>	<i>2%</i>

Resident/Non-Resident Use

The following table represents responding patron residence in and outside Cache County.

<i>User Residence Location</i>	<i>USE</i>
<i>Cache County Patrons</i>	<i>78%</i>
<i>Outside Cache Valley Patrons</i>	<i>14%</i>

Frequency of Individual Facility Use

The following table represents the frequency of individual facility use of the fairgrounds by patrons throughout the year. *It is not a typical representation of use during the Fair.*

<i>FACILITY</i>	<i>USE</i>
<i>Cache Indoor Arena</i>	<i>75%</i>
<i>Outdoor Arena</i>	<i>49%</i>
<i>Horse Stalls</i>	<i>31%</i>
<i>Small Outdoor Arenas</i>	<i>27%</i>

<i>Race Track</i>	25%
<i>Pavilion</i>	14%
<i>Camping Areas</i>	8%
<i>Other</i>	8%
<i>Grandstand Concession</i>	6%
<i>Cattle Barn (</i>	6%
<i>Millburger Concession</i>	5%
<i>Bowery</i>	5%
<i>4H Building</i>	5%
<i>Dairy Barn (Pig Barn)</i>	5%
<i>Show Ring</i>	5%
<i>Armory Lawn</i>	5%
<i>Fine Arts Building (Office)</i>	3%
<i>Home Arts Building</i>	2%
<i>Presbyterian Concession</i>	2%

Use Frequency

The following table represents the frequency of use of the fairground's facilities by patrons. *It is not representative of the use during the Fair.*

FREQUENCY	PERCENTAGE
<i>2-5 Times per Week</i>	30%
<i>1 Time per Week</i>	27%
<i>1 Time per Month</i>	22%
<i>Less than 1 time per Month</i>	22%

Does the Logan/Cache County Fairgrounds currently meet your needs?

Yes: 79%

No: 21%

A majority of those stating the Fairgrounds met their needs also added that they would like to see the improvements made indicated by answering the following question.

What would you like to see improved at the Logan/Cache County Fairgrounds?

Most of the responding patrons answered this question with more than one response.

FACILITY	USE
<i>Make improvements to the Indoor Cache Arena for seating, staging area, tack-up area. Arena is too small.</i>	28%
<i>New, larger Indoor Arena located in a more logical location.</i>	27%
<i>Covered stalls that are located closer to the arena.</i>	23%
<i>Outdoor Rodeo Arena: Improve the seating capacity and access to east grandstands.</i>	12%

<i>Replace the soil in the Small Outdoor Arenas.</i>	12%
<i>Provide seating for the Small Outdoor Arenas</i>	12%
<i>Provide more facilities for other uses not associated with horses and livestock.</i>	9%
<i>New larger Multi-Purpose Building with heat.</i>	9%
<i>Improve the parking areas at the Indoor Cache Arena (surface/ number of spaces).</i>	8%
<i>Nothing, they are fine the way they are.</i>	8%
<i>Provide an additional round pen.</i>	8%
<i>Provide public phones located conveniently throughout the fairgrounds.</i>	4%
<i>Pursue the purchase of the Armory grounds.</i>	3%
<i>New Dressage Arena</i>	2%
<i>Better control of the entrances.</i>	2%
<i>Lower the cost of using the facilities</i>	2%
<i>Keep restrooms supplies full.</i>	3%
<i>Provide better method of opening the racetrack after event in the Outdoor Rodeo Arena.</i>	2%

How can the Logan/Cache County Fairgrounds meet your needs as a patron?

Most of the responding patrons answered this question with more than one response.

<i>FACILITY</i>	<i>USE</i>
<i>Staff does an excellent job with they resources they have. They could do even better with more support.</i>	28%
<i>Staff should present a more positive attitude to the patrons.</i>	27%
<i>Keep up with the maintenance on the buildings and grounds.</i>	23%
<i>Schedule the use of the Indoor Cache Arena better.</i>	12%
<i>Replace the soil in the Outdoor Arenas.</i>	12%
<i>Involve more user groups for input on facility use.</i>	12%
<i>Keep the debris out of the soil in all the arenas due to activities that are not animal related.</i>	9%
<i>Promote the fairgrounds more.</i>	9%
<i>Follow through on "promises"</i>	8%
<i>Enforce the rules better.</i>	8%
<i>Reduce the number of restrictions on facility use.</i>	8%
<i>Involve the County more in the management of the facilities.</i>	4%

Should the City of Logan and Cache County increase their budgets in order to address your needs?

Yes: 60%

No: 40%

- 80% of those that approve of increasing the budget asked that the community have input on how these funds would be allocated.
- 75% of those that do not want to see an increase in the budget want the current budget better managed.
- Comments were made that increasing the number of sponsors for the facility to increase the budget of the fairgrounds would be desirable.

Would you be willing to pay an increase in fees to have improvements at the Logan/Cache County Fairgrounds occur?

Yes: 67% No: 33%

- Most of the responding patrons stated that they approve of increasing the fees but that it depended on what improvements are to be made.
- Half of those stating "No" as an answer stated they would approve of fee increases depending on what the improvements would be.
- 30% of those stating "No" as an answer thought that fees have increased with no improvements in service or facilities.

Are the restroom facilities at the Logan/Cache County Fairgrounds adequate for your needs?

Yes 73% No 27%

Comments

- Restrooms are kept clean.
- A few responses stated that the restrooms are not open enough during the day. The restrooms north of the Indoor Cache Arena are the only restrooms open throughout the day other than the fair and special events. The concern may be coming from patrons using the horse stalls where there are not close restroom facilities available.
- More signage indicating restroom locations would be helpful.

Is the parking adequate for your use at the Logan/Cache County Fairgrounds?

Yes 83% No 17%

Comments

- Parking is adequate, except during the fair or other major events. A major concern is that a large portion of parking has been eliminated with the construction of the new swimming complex.
- Parking is too spread out and not clearly defined. This may create a hazard for pedestrians.
- Parking becomes muddy when it rains.
- No defined parking for vehicles with trailer.

EXISTING FACILITY CONDITIONS

Summary

An analysis was conducted by Salerno Bertoldi Architects for each of the buildings and facilities at the Logan/Cache County Fairgrounds. The review of these facilities is a cursory investigation into the condition and life-safety issues pertaining to each building or facility. Detailed structural analysis is not part of this analysis.

4H Building

- Use: Building is a 3,500 S.F. structure used during the summer for the Fair, MS Bike Race, Cruise-In, and is rented out for other activities. The building is also used for canine obedience classes.
- Exterior Enclosure: Exterior walls are constructed of wood siding over wood frame construction and large overhead doors. Walls and roof are not insulated. A new metal roof has been installed within the last 5 years and is in good condition. Windows have a heavy wire mesh screen over them for vandalism protection
- Interior: Slab on grade concrete floor. West floor area level is about 6 inches lower than the east creating ADA concerns. It appears that this area is an addition to the original building. Perimeter walls have built-in tables for displays.
- Structure: Exposed wood frame construction. Post and truss wall/roof bearing.
- Electrical: Undergone recent electrical upgrade (power and conduit). Lighting is incandescent.
- Mechanical: No heat, no plumbing.
- Life Safety/Code Comments: Structure is a "Existing Non-Compliant" classification in regards to seismic requirements. If new construction or equipment does not change the loads imposed on the structure, no changes are required. Additionally if the Occupancy is not changed by use, no changes are required. However, it must be noted that the structure is not compliant with current seismic code requirements and given the concentrated number of people that use the facility during the fair consideration to upgrading is *recommended*. Seismic requirements may be made by implementing the following:
 - (a) Installation of a new plywood roof diaphragm that is anchored to the structure.
 - (b) Provide perimeter blocking between the roof trusses.
 - (c) Addition of fasteners at connection of columns to the foundation and connection of walls to roof.
 - (d) Installation of solid blocking at the infill stud walls and anchoring of the walls to the foundation at the sill plate.
 - (e) Cost for a seismic upgrade for the items above could be expected to cost in the range of \$35,000.
- Building is classified under the current UBC as a Group A Division 3 Occupancy and may also be classified as a Type of Construction Type V NR.

- (a) There are no fire-resistive requirements for Type V NR buildings.
- (b) The floor slab elevation difference between the east and west ends of the building do not meet current ADA (Americans with Disabilities Act).
- (c) If heat is added to the building upgrades to the exterior envelope may be required. This would include adding insulation to the roof and exterior walls and upgrading the windows and doors.
- (d) Exiting does not meet ADA requirements for hardware and doors.

Community Building

- Use: Building is a 3,900 S.F. structure used primarily during the summer for the Fair, MS Bike Race, Cruise-In, and for storage in the winter. The shed roof areas are used for booths during the fair. According to the Fairgrounds Manager, it is the least used building.
- Exterior Enclosure: Exterior walls are constructed of wood siding over wood frame construction and large wood doors. Walls and roof are not insulated. Roofing of the main structure of the building is asphalt shingles that are in fair condition. The main roof area does not match the shed roof in color. The shed roof areas have a metal roof that is in good condition and matches the color of the 4-H building and the Home Arts Building. Windows are located high on the exterior walls and have had the glass painted over and transmission of natural light is minimal.
- Interior: Slab on grade concrete floor that is in good condition, but there are areas that should be uneven and should be repaired.. All framing is exposed and the roof structure is constructed of built-up trusses that are visually appealing.
- Structure: Exposed wood frame construction. Post and truss wall/roof bearing.
- Electrical: Undergone recent electrical upgrade (power and conduit). Drop outlets have been added down the center of the building. Lighting is incandescent and has not been upgraded.
- Mechanical: No heat, no plumbing.
- Life Safety/Code Comments: Structure is a "Existing Non-Compliant" classification in regards to seismic requirements. If the loads imposed on the structure are not changed by new construction or equipment, no changes are required. Additionally if the Occupancy is not changed by use, no changes are required. However, it must be noted that the structure is not compliant with current seismic code requirements and given the concentrated number of people that use the facility during the fair consideration to upgrading is *recommended*. Seismic requirements may be made by implementing the following:
 - (a) Installation of a new plywood roof diaphragm that is anchored to the structure.
 - (b) Provide perimeter blocking between the roof trusses.
 - (c) Addition of fasteners at connection of columns to the foundation and connection of walls to roof.
 - (d) Installation of solid blocking at the infill stud walls and anchoring of the walls to the foundation at the sill plate.
 - (e) Cost for a seismic upgrade for the items above could be expected to cost in the range of \$39,000.

- Building is classified under the current UBC as a Group A Division 3 Occupancy and may also be classified as a Type of Construction Type V NR.
 - (a) There are no fire-resistive requirements for Type V NR buildings.
 - (b) If heat is added to the building upgrades to the exterior envelope may be required. This would include adding insulation to the roof and exterior walls and upgrading the windows and doors.
 - (c) Exiting does not meet ADA requirements for hardware and doors.
 - (d) Fire Extinguishers:

Home Arts Building

- Use: Building is a 6,584 S.F. structure used during the summer for the Fair for quilt and home art exhibits. Approximately 5,800 S.F. of the building is of an open floor plan configuration. The remainder is enclosed for storage. The shed roof areas are used for booths during the fair. During the winter it is used for storage of off-season equipment including float structures.
- Exterior Enclosure: Exterior walls are constructed of wood siding over wood frame construction and large overhead doors. Walls and roof are not insulated. A new metal roof has been installed within the last 5 years and is in good condition. Windows are located high on the exterior walls and have had the glass painted over and transmission of natural light is minimal. Exterior wood siding paint is in fair condition, but exterior could use to be repainted.
- Interior: Slab on grade concrete floor. All framing is exposed and the roof structure is constructed of built-up trusses that are visually appealing. Structure is very open.
- Structure: Exposed wood frame construction. Post and truss wall/roof bearing.
- Electrical: Undergone recent electrical upgrade (power and conduit). Lighting is incandescent.
- Mechanical: No heat, no plumbing.
- Life Safety/Code Comments: Structure is a "Existing Non-Compliant" classification in regards to seismic requirements. If the loads imposed on the structure are not changed by new construction or equipment, no changes are required. Additionally if the Occupancy is not changed by use, no changes are required. This is that largest of the original wood framed buildings on site, it should be noted that the structure is not compliant with current seismic code requirements. Given the concentrated number of people that use the facility during the fair consideration to upgrading is recommended. Seismic requirements may be made by implementing the following:
 - (a) Installation of a new plywood roof diaphragm that is anchored to the structure.
 - (b) Provide perimeter blocking between the roof trusses.
 - (c) Addition of fasteners at connection of columns to the foundation and connection of walls to roof.
 - (d) Installation of solid blocking at the infill stud walls and anchoring of the walls to the foundation at the sill plate.
 - (e) Cost for a seismic upgrade for the items above could be expected to cost in the range of \$45,000.

- Building is classified under the current UBC as a Group A Division 3 Occupancy and may also be classified as a Type of Construction Type V NR.
 - (a) There are no fire-resistive requirements for Type V NR buildings.
 - (b) If heat is added to the building upgrades to the exterior envelope may be required. This would include adding insulation to the roof and exterior walls and upgrading the windows and doors.
 - (c) Exiting does not meet ADA requirements for hardware and doors.
 - (d) Fire Extinguishers:

Office Building (Fine Arts Building)

- Use: Building is a 3,964S.F. Structure used for the offices and workshops for the Fairgrounds staff. The building contains offices, garage/shop space and storage. In addition, there are public restrooms located on the East Side that are accessible from the outside. The central control center for the fairgrounds P/A system is located in this building; the other is in the Cache Indoor Arena. This building was used in the past for the display of local artwork. The large room on the north side is also used for canine obedience classes.
- Exterior Enclosure: Exterior walls are constructed of concrete masonry units (CMU). It would be expected that the walls have minimal insulation value. The roof is a wood truss system in a hip type configuration. Roofing is asphalt shingles that are in good condition. The roof color does not match the new metal roofs of the 4-H and Home Arts buildings. Windows are single pane steel, with little insulation value and shading coefficient. Exterior wood siding paint is in fair condition, but exterior could use to be repainted.
- Interior: Slab on grade concrete floor, exposed CMU walls and wood framed partitions.
- Structure: CMU exterior bearing walls with wood truss roof system.
- Electrical: Main panel has been upgraded that serves the fairgrounds exterior lighting and power system. Panel is located on the east side of the building.
- Mechanical: Building is heated and contains restrooms.
- Life Safety/Code Comments: Structure is a "Existing Non-Compliant" classification in regards to seismic requirements. If the loads imposed on the structure are not changed by new construction or equipment, no changes are required. Additionally if the Occupancy is not changed by use, no changes are required. It is assumed that the exterior walls are constructed of minimally reinforced CMU or un-reinforced CMU. Seismic requirements may be made by implementing the following:
 - (a) Installation of a new plywood roof diaphragm that is anchored to the structure.
 - (b) Provide perimeter blocking between the roof trusses.
 - (c) Addition of fasteners at connection of trusses to the top of the walls.
 - (d) Cost for a seismic upgrade for the items above could be expected to cost in the range of \$25,000.
- Building is classified under the current UBC as a Group B Occupancy and may also be classified as a Type of Construction Type V NR.
 - (a) There are no fire-resistive requirements for Type V NR buildings.

- (b) Exiting does not meet ADA requirements for hardware and doors.
- (c) Fire Extinguishers: Yes

Presbyterian Concession

- Use: Building is a 560 S.F. structure (enclosed) with approximately 500 S.F. of covered canopy area. The building is used for concession type use about 4 times per year. Events include the Fair, Cruise-In, Herald Journal Breakfast and other events.
- Exterior Enclosure: Exterior walls are constructed of concrete masonry units (CMU). It would be expected that the walls have minimal insulation value. The roof is a wood joist system in a flat, gravel-stop configuration. Roofing is built-up asphalt that is in poor condition. Exterior paint is in fair condition.
- Interior: Slab on grade concrete floor with tile over.
- Structure: CMU exterior bearing walls with wood truss roof system.
- Electrical: Electrical does not meet code requirements. Outlets are located near water and do not have GFI protection.
- Mechanical: Building is not heated. Water heater is freestanding in the room. Plumbing fixtures are located near power and are not protected. Ventilation is inadequate for food service.
- Life Safety/Code Comments: Structure is a "Existing Non-Compliant" classification in regards to seismic requirements. If the loads imposed on the structure are not changed by new construction or equipment, no changes are required. Additionally if the Occupancy is not changed by use, no changes are required. It is assumed that the exterior walls are constructed of minimally reinforced CMU or un-reinforced CMU. Seismic requirements may be made by implementing the following:
 - (a) Installation of a new plywood roof diaphragm that is anchored to the structure.
 - (b) Provide perimeter blocking between the roof joists.
 - (c) Addition of fasteners at connection of trusses to the top of the walls.
 - (d) Cost for a seismic upgrade for the items above could be expected to cost in the range of \$5,000.
- Building is classified under the current UBC as a Group B Occupancy and may also be classified as a Type of Construction Type V NR.
 - (a) There are no fire-resistive requirements for Type V NR buildings.
 - (b) Exiting does not meet ADA requirements for hardware and doors.
 - (c) Fire Extinguishers: Yes

Millburger Concession

- Use: Building is a 455 S.F. structure used for concession type use.
- Exterior Enclosure: Building is a pre-fabricated metal structure. Exterior paint is in fair condition.
- Interior: Slab on grade concrete.

- Structure: Pre-fabricated metal structure.
- Electrical: Building has power and lighting, but has multiple code and safety problems, see below.
- Mechanical: Building is not heated. Plumbing fixtures are located near power and are not protected. Ventilation is inadequate for food service. There is a restroom that is enclosed inside the building.
- Life Safety/Code Comments:
 - (a) Electrical demand/use for the building is beyond the capacity of the system.
 - (b) Propane tank outside the building poses a fire risk and should be installed/located as per the local Fire Marshall.
 - (d) Exiting does not meet ADA requirements for hardware and doors.
 - (c) There is no fire suppression system for cooking.
 - (d) There is no ventilation system for cooking.
- Building is classified under the current UBC as a Group B Occupancy and may also be classified as a Type of Construction Type V NR.
 - (e) There are no fire-resistive requirements for Type V NR buildings.
 - (f) Fire Extinguishers: Yes

Pavilion

- Use: Building is a 3,400 S.F. structure used for family gatherings, dances and various community group activities. Building has kitchen facilities along the west wall. The Pavilion is the most frequently used building during the winter.
- Exterior Enclosure: Building is a wood framed structure with expansive windows on the north and south sides. Exterior walls and roof are insulated. A standing seam metal roof has been recently installed and is in good condition. Windows are covered with a heavy wire mesh to protect from vandalism.
- Interior: Slab on grade concrete.
- Structure: Wood frame exterior walls and roof system
- Electrical: Building has power and lighting.
- Mechanical: Building is heated with a natural gas residential type furnace that is approximately 2 years old. There is no supply or return ductwork distribution system; air is pumped into the room directly from the closet the furnace is located. Plumbing fixtures are located near power and are not adequately protected. Ventilation is inadequate for food service.
- Life Safety/Code Comments:
 - (a) Electrical outlets are near water sources. They appear to be protected by one GFI outlet in the circuit, but this is not confirmed. Recommend having all outlets GFI protected.
 - (b) Exiting does not meet ADA requirements for hardware and doors.
 - (c) There is no fire suppression system for cooking.
 - (d) Ventilation system for cooking is inadequate.
- Building is classified under the current UBC as a Group A Occupancy and may also be classified as a Type of Construction Type V NR.

- (a) There are no fire-resistive requirements for Type V NR buildings.
- (b) Fire Extinguishers: Yes

North Outdoor Arena

- Use: Area is a small 'round pen' outdoor arena north of the racetrack.
- Exterior Enclosure: Low steel railing that is in poor condition and is too low to be safe.
- Interior: Dirt
- Structure: N/A
- Electrical: Pole mounted lighting controlled by vending type timers.
- Mechanical: N/A
- Life Safety/Code Comments:
 - (a) Railing horizontal members are spaced about 2 feet apart and are about 3 feet from the ground. Railing is inadequate to contain livestock that is not tethered or being directly handled.
 - (b) Railing does not adequately protect small children from entering the arena.
 - (c) Dirt has a high percentage of clay and users have indicated it becomes very slick when wet.
 - (d) South end of the arena appears to have a low spot where water can accumulate and stand.

South Outdoor Arena

- Use: Area is a small 'round pen' outdoor arena located between the race track and the Outdoor Rodeo Arena
- Exterior Enclosure: Low steel railing that is in fair condition but is too low to be safe.
- Interior: Dirt
- Structure: N/A
- Electrical: Pole mounted lighting controlled by vending type timers.
- Mechanical: N/A
- Life Safety/Code Comments:
 - (a) Railing horizontal members are spaced about 2 feet apart and are about 3 feet from the ground. Railing is inadequate to contain livestock that is not tethered or being directly handled.
 - (b) Railing does not adequately protect small children from entering the arena.

Covered Stalls

- Use: 2 buildings with 30 livestock stalls each. West building is 23 years old. Stalls are made available for public use on a monthly and daily rental basis. 25 stalls are occupied on a daily average
- Exterior Enclosure: Open-air.

-
- Interior: Open structure with concrete floors. Stalls are built of steel frames with wood infill panels
 - Structure: Buildings are constructed of pre-fabricated metal building with a metal roofing.
 - Electrical: Buildings have lighting, no power.
 - Mechanical: Water is available at the east stall building
 - Life Safety/Code Comments:
 - (a) With the unavailability of power, some patrons will use a socket adapter in the lighting system for grooming equipment. This could become a potential electrical hazard with overloading and a fall hazard while inserting the adapter
 - Building is classified under the current UBC as a Group U-1 Occupancy and may also be classified as a Type of Construction Type V NR.
 - (a) There are no fire-resistive requirements for Type V NR buildings.
 - (b) Fire Extinguishers: None

Hay Barn

- Use: Storage of feed and tack for patrons that use the rental stalls.
- Exterior Enclosure: Wood siding and metal siding. Both are in poor condition. Galvanized metal roof. Roof is in poor condition and leaks
- Interior: Dirt floor, exposed structure
- Structure: Wood frame construction, poor condition.
- Electrical: Building has lighting, no power.
- Mechanical: N/A
- Life Safety/Code Comments:
 - (a) Hay is stored in this building and there is no fire protection system or hydrant located reasonably nearby.
 - (b) Building structure is in poor condition and is located on the corner of the property facing a residential area.
- Building is classified under the current UBC as a Group U-1 Occupancy and may also be classified as a Type of Construction Type V NR.
 - (a) There are no fire-resistive requirements for Type V NR buildings.
 - (b) Fire Extinguishers: None

Ticket Booth

- Use: Ticket sales for Outdoor Rodeo Arena
- Exterior Enclosure: Wood, poor condition.
- Interior: Concrete floor

- Structure: Wood frame construction, poor condition.
- Electrical: Building has lighting and power.
- Mechanical: N/A
- Life Safety/Code Comments:
 - (a) Awning door that encloses the sales window is poorly supported and should be replaced.
- Building is classified under the current UBC as a Group B Occupancy and may also be classified as a Type of Construction Type V NR.
 - (a) There are no fire-resistive requirements for Type V NR buildings.
 - (b) Fire Extinguishers: None

Outdoor Rodeo Arena

- Use: Large outdoor arena used for rodeos, horse shows, demolition derbies and group rental. There are typically 3 rodeos per year, 3 large horse shows per year and 2 demolition derbies per year. Arena uses part of the racetrack as its floor area.
- Exterior Enclosure: West side of arena has covered area seating for approximately 1500. Remainder of seating is uncovered
- Interior: N/A
- Structure: Metal frame pre-manufactured grandstand seating with wood risers and walkways.
- Electrical: Pole mounted lighting and sound equipment.
- Mechanical: N/A
- Life Safety/Code Comments:
 - (a) The bridges over the ditch need some repair work and the railings should meet UBC requirements for distance of fall.
 - (b) The chain link fence protecting the seating areas may not provide the protection needed from activities on the arena floor.
 - (c) The areas under the bleachers are accessible creating potential hazards. Area should be non-accessible to the public.
- Other Comments
 - (a) The access to the east seating is across the path of the livestock during a rodeo event. This poses a potential safety problem as well as having to staff the access to control pedestrians and livestock.
 - (b) There are no permanent restrooms or concessions for the east seating areas.
 - (c) Control of paying patrons is difficult because access to the arena is fairly "loose"
 - (d) Many users of the racetrack have commented that the north and south fencing that is used to contain the arena is typically not opened for riding the next day. This appears to be that the "gates" are difficult for a single person to store.

(e) Circulation:....Indoor arena, stalls, chutes....

Grand Stand Concessions

- Use: Building is a 594 S.F. used for concession use for the Outdoor Rodeo Arena and the Fair.
- Exterior Enclosure: Exterior walls are constructed of clay masonry units (Atlas Brick). It would be expected that the walls have minimal insulation value.
- Interior: Slab on grade concrete floor.
- Structure: "Atlas Brick" exterior bearing walls with wood truss roof system.
- Electrical: Power has been recently upgraded to 200 amp.
- Mechanical: Building is not heated. Ventilation:
- Building is classified under the current UBC as a Group B Occupancy and may also be classified as a Type of Construction Type V NR.

- (a) There are no fire-resistive requirements for Type V NR buildings.
- (b) Exiting does not meet ADA requirements for hardware and doors.
- (c) Fire Extinguishers: Yes

Grand Stand Restrooms

- Use: Building is a 400 S.F. public restroom facility located west of the grandstand.
- Exterior Enclosure:
- Exterior walls are constructed of clay masonry units (Atlas Brick). It would be expected that the walls have minimal insulation value.
- Interior: Slab on grade concrete floor.
- Structure: "Atlas Brick" exterior bearing walls with wood truss roof system.
- Electrical:
- Mechanical: Building is not heated. Ventilation: Plumbing:
- Building is classified under the current UBC as a Group B Occupancy and may also be classified as a Type of Construction Type V NR.

- (a) There are no fire-resistive requirements for Type V NR buildings.
- (b) Exiting does not meet ADA requirements for hardware and doors.
- (c) Fire Extinguishers: N/A

Race Track

- Use: Equestrian events, horse training.
- Exterior is confined by a steel guardrail
- Interior: Interior area of the track contains part of the Outdoor Rodeo Arena, Equine course, 1 of the small outdoor arena's and retention pond.
- Structure: N/A
- Electrical:
- Mechanical: Land sprinklers are located within the interior for dust control.

Equestrian Course

- Use: Equestrian
- General: Course is minimally marked and outlined and crosses many pedestrian and vehicle pathways posing safety concerns.

Rabbit Barn

- Use: 4,500 S.F. building used during the Fair for rabbit and poultry shows. The remainder of the year the building is used for equipment storage. There is a shed addition to the east side of the building that is used during the fair for XXXXXX
- Exterior Enclosure: Pre-manufactured insulated metal roof and wall panels.
- Interior: Exposed pre-manufactured metal panels. New concrete floor has been installed.
- Structure: Pre-Engineered steel building. Ceiling of building has had a sprayed on insulation.
- Electrical: Buildings has lighting and power. Light fixtures are not optimal for the distance of the ceiling to the floor. Power availability is minimal.
- Mechanical: Roof mounted swamp cooler. Cooler is ineffective because the overhead doors are left open during events.
- Life Safety/Code Comments:
 - (a)
- Building is classified under the current UBC as a Group U-1 Occupancy and may also be classified as a Type of Construction Type V NR.
 - (a) There are no fire-resistive requirements for Type V NR buildings.
 - (b) Fire Extinguishers: Yes

Cattle Barn

- Use: 6800 S.F. building with movable livestock stalls for various events in the Cache Arena and County Fair activities.
- Exterior Enclosure: Open-air.
- Interior: Open structure with concrete floors. Stalls are built of steel frames with wood infill panels
- Structure: Buildings are constructed of pre-fabricated metal building with metal roofing.
- Electrical: Buildings have lighting, no power
- Mechanical: Water is available to the north.
- Life Safety/Code Comments:
 - (a) Metal building in good condition.
- Building is classified under the current UBC as a Group U-1 Occupancy and may also be classified as a Type of Construction Type V NR.
 - (a) There are no fire-resistive requirements for Type V NR buildings.

Pig Barn

- Use: 12,000 S.F. buildings with movable livestock stalls. Stalls are made available for public use on a monthly and daily rental basis. Building is also used for other activities that require cover from the elements.
- Exterior Enclosure: Open-air.
- Interior: Open structure with concrete floors.
- Structure: Buildings are constructed of pre-fabricated metal building with metal roofing.
- Electrical: Buildings have lighting, no power.
- Mechanical: Water is available to the south.
- Life Safety/Code Comments:
 - (a) Metal building in good condition.

- Building is classified under the current UBC as a Group U-1 Occupancy and may also be classified as a Type of Construction Type V NR.

(a) There are no fire-resistive requirements for Type V NR buildings.

Cache Indoor Arena

- Use: 28,000 S.F. indoor arena used for riding, archery and other events. The building is available for rent to the public.
- Exterior Enclosure: Pre-manufactured insulated metal roof and wall panels.
- Interior: Exposed pre-manufactured metal panels. Dirt floor.
- Structure: Pre-Engineered steel building.
- Electrical: Buildings has lighting and power. Lighting is coin operated for patron use. Sound system was updated in 1994.
- Mechanical: Building is heated with a radiant ceiling mounted system
- Life Safety/Code Comments:
 - (a) Metal building in good condition.

- Building is classified under the current UBC as a Group A-3 Occupancy and may also be classified as a Type of Construction Type V NR.

(a) There are no fire-resistive requirements for Type V NR buildings.

(b) Fire Extinguishers: Yes

Main Restrooms

- Use: Building is a 600 S.F. public restroom facility located north of the Indoor Cache Arena. These restrooms are open year-round.
- Exterior Enclosure: Exterior walls are constructed of clay masonry units (Atlas Brick). It would be expected that the walls have minimal insulation value. Building is in excellent condition.
- Interior: Slab on grade concrete floor.

- Structure: "Atlas Brick" exterior bearing walls with wood truss roof system.
- Electrical: Lighting and Power available
- Mechanical:
 - (a) Building is not heated.
 - (b) Ventilation: Natural
 - (c) Plumbing: Yes, sinks and toilets.
- Building is classified under the current UBC as a Group B Occupancy and may also be classified as a Type of Construction Type V NR.
 - (a) There are no fire-resistive requirements for Type V NR buildings.
 - (b) Exiting does not meet ADA requirements for hardware and doors.
 - (c) Fire Extinguishers: N/A

NEEDS AND CONCERNS

The following general needs and concerns have been identified from the User Survey, input from the Willow Park Advisory Board, Fairgrounds Manager, and Parks and Recreation Director. The Short and Long-term Master Plans have been developed to meet these general needs and concerns.

- Equestrian activities are spread throughout the grounds. This creates two basic concerns: Safety and Logistics. There are multiple points where vehicles, livestock and pedestrians cross paths, creating potential accidents. In addition, the separation of the Cache Arena from the Stalls require crossing areas used by pedestrians.
- Deteriorated buildings and those requiring repairs to meet life and safety codes.
- In adequate restroom facilities in terms of location (Stalls and Outdoor Arena).
- In adequate concession facilities in terms of location (Stalls and Outdoor Arena).
- Loosely defined parking areas.
- Indoor Arena is too small for spectators, bookings, and events..

SHORT TERM (5 YEARS) MASTER PLAN

The following projects have been identified as items that are planned to be completed within a 5-year period. The order of the list does not signify priority.

- Solidify the status of the National Guard Armory property.
- Centralize the equestrian activities.
- Move the stalls located on the northeast corner of the Fairgrounds to the interior of the racetrack, south of the Outdoor Arena. This would allow easier access to the Cache Arena and set the precedence for future equestrian facility development.
- Build a new Hay Storage Facility located adjacent to the relocated stalls to replace the existing building. Include space for tack, tie rails, covered storage for bedding and a wash rack.
- Add to the number of existing permanent stalls to 200.
- Provide dedicated area north of the racetrack of parking. The surface of the parking area is to be of a "softscape" material, not asphalt.
- Develop a landscape buffer to the residential area to the east of the Fairgrounds, including curb and gutter.
- Extend the perimeter walking path around the Fairground to be continuous with the Willow Park Complex.
- Reconfigure the Holding Pen Area for the Outdoor Arena.
- Eliminate the Bullpen and construct a new Outdoor Working Arena.
- Secure the perimeter of the Outdoor Arena to control ticket sales.
- Provide new Concessions and Restroom on the interior side of the racetrack to serve events in the Outdoor Arena and the users of the Stalls.
- Substantially upgrade the 4-H Building or demolish it due to safety and ADA concerns.
- Improve the exteriors of the Community and Home Arts Buildings, particularly the perimeter canopies.

- Install the new Reader Board.
- Construct new Ticket Booth.
- Phase out the use of the Cache Arena for archery. Broken arrows left in the dirt are a safety hazard to livestock and humans.
- Repair bridges and install appropriate hand/guardrails.

Cost Projections 5 year Master Plan

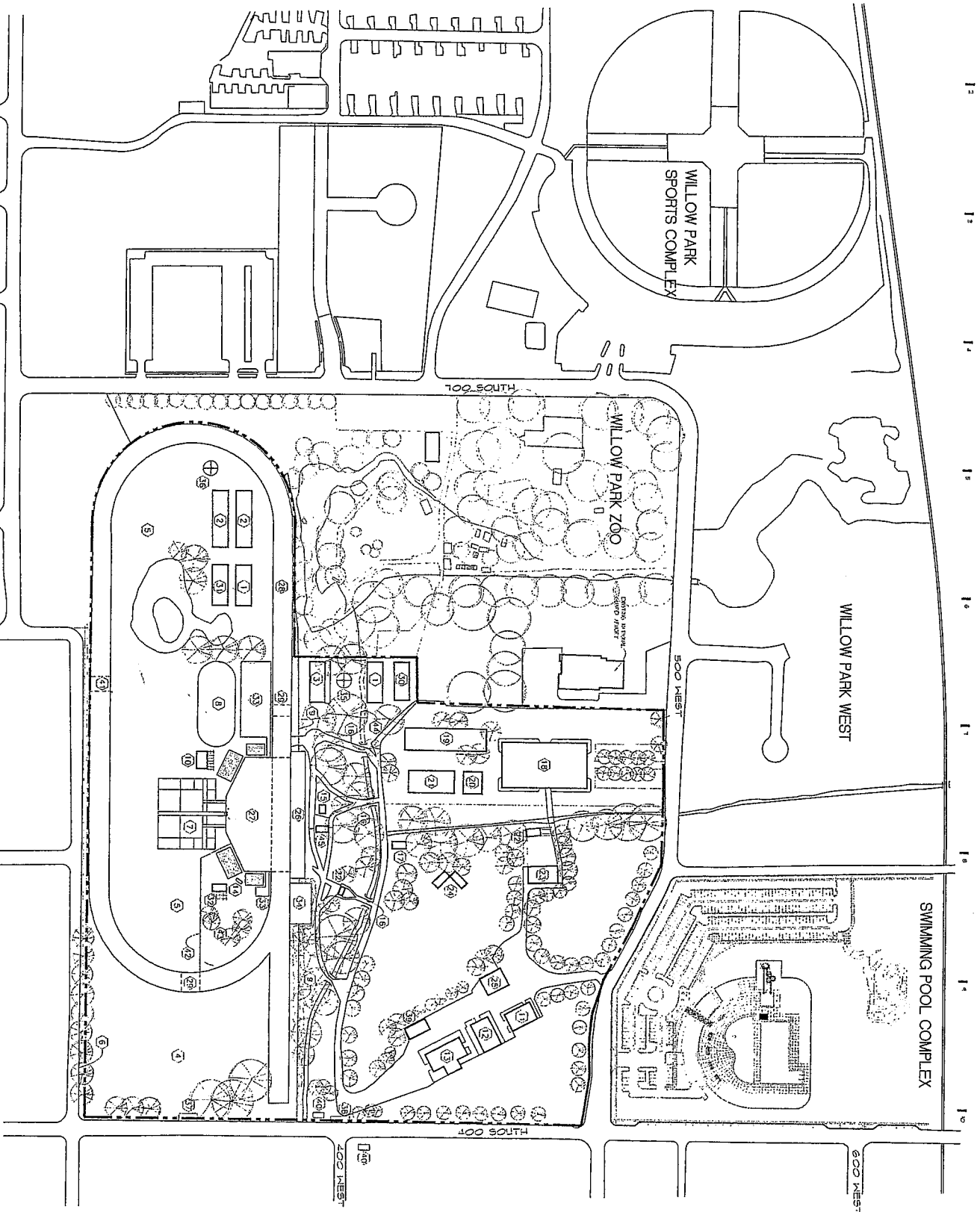
Project	Estimated Cost
<i>Relocate Existing Stalls¹</i>	<i>20,000.00</i>
<i>New Hay Storage Facility</i>	<i>60,000.00</i>
<i>Construct 120 New Stalls</i>	<i>150,000.00</i>
<i>Reconfigure interior of Racetrack (Pens/Parking)²</i>	<i>5,000.00</i>
<i>East Buffer (Landscape, curb, gutter and sidewalk)</i>	<i>20,000.00</i>
<i>New Outdoor Working Arena³</i>	<i>25,000.00</i>
<i>Outdoor Arena Fence/Screen</i>	<i>12,000.00</i>
<i>New Restrooms at Racetrack Interior</i>	<i>50,000.00</i>
<i>New Concession Building at Racetrack Interior</i>	<i>45,000.00</i>
<i>4-H Building Improvements⁴</i>	<i>35,000.00</i>
<i>Community Building Improvements⁵</i>	<i>30,000.00</i>
<i>Home Arts Building Improvements⁶</i>	<i>30,000.00</i>
<i>New Concession Building near Center of Site</i>	<i>45,000.00</i>
<i>Install Reader Board</i>	<i>5000.00</i>
<i>Repair Bridges</i>	<i>5000.00</i>
<i>Renovate existing center bleachers/ADA improvements.</i>	<i>25,000.00</i>
<i>Renovate existing west grandstand foundation and planks</i>	<i>50,000.00</i>

1. Includes breaking down, moving, power, foundations and assemble.
2. Includes grading.
3. Grading, dirt, relocating lighting, barrier.
4. Slab repairs, canopy repair, paint, window repairs, minimum structural upgrades.
5. Roof, paint, canopy repair/replacement, window repairs.
6. Paint, canopy repair/replacement, window repairs.

5 Year MASTER PLAN

FIVE YEAR MASTER PLAN

Scale: 1" = 100'-0"



KEY NOTES

- 1 RELOCATED EXISTING COVERED STALLS
- 2 NEW COVERED STALLS (60 EACH)
- 3 NEW HAY STORAGE TROCK AND NEW FLOOR
- 4 SOFT SURFACE PARKING / PUBLIC / CONTESTANTS
- 5 NEW LANDSCAPE BUFFER CURB
- 6 SOFTER SIDEWALK / PLANTING
- 7 RECONSTRUCTED JOCKING AREA
- 8 NEW HORSE ARENA
- 9 NEW CHAIN LINK FENCE / LARGE
- 10 NEW CONCESSION 1 RESTROOMS
- 11 RESTROOMS FOR DISABILITY
- 12 RESTROOMS FOR DISABILITY
- 13 RESTROOMS FOR DISABILITY
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SALEARNO BERTOLDI
architects
 700 N. 10th St., Suite 200, Green Bay, WI 54903
 (920) 835-1234
 www.salearno-bertoldi.com
 Green Bay, WI
 Logan, WI

Five Year Master Plan

May 2011

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LONG TERM (5 TO 20 YEARS) MASTER PLAN

The following projects have been identified as items that are to be completed within a 5 to 20 year period. The list is in order of priority.

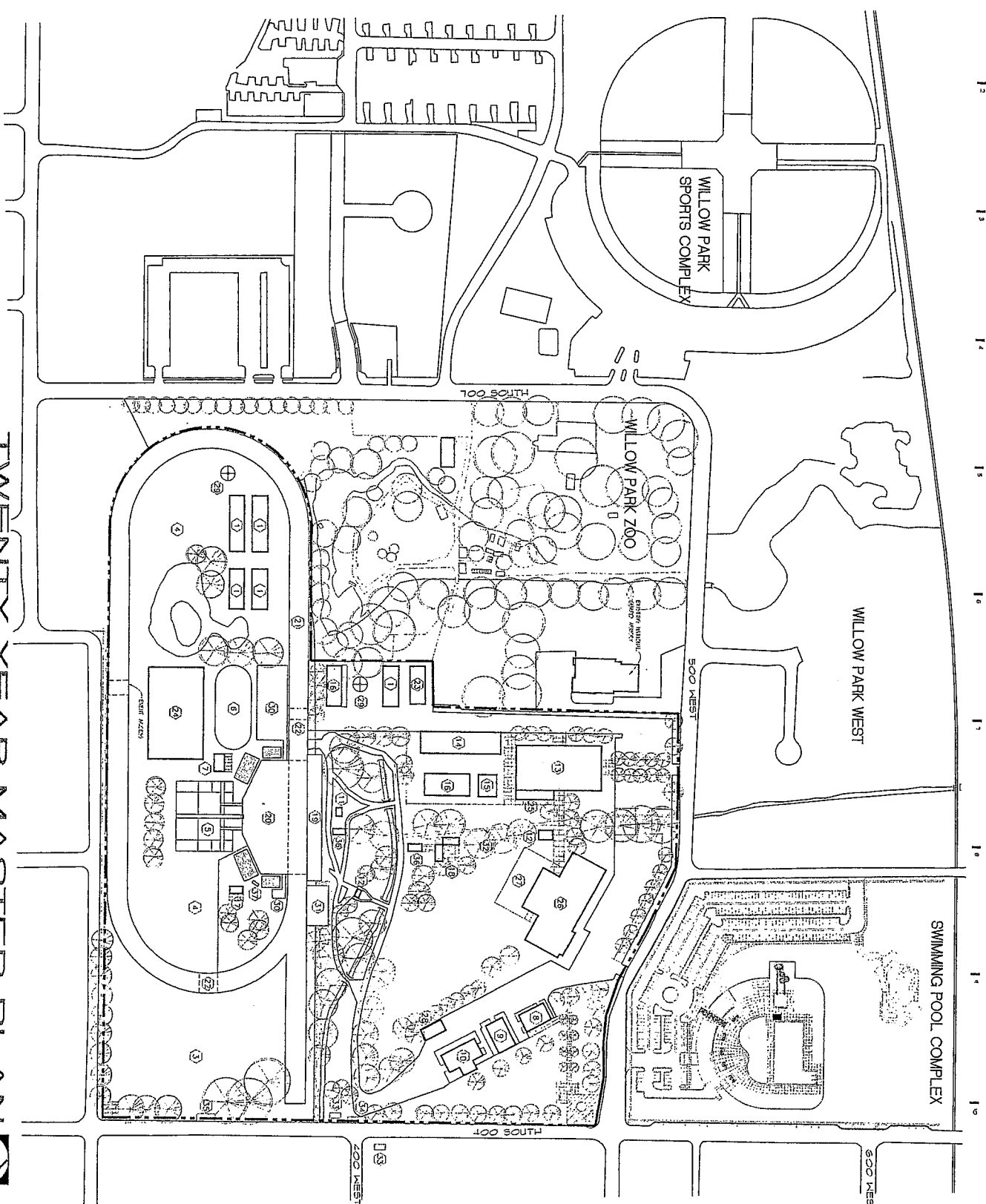
- Construct a new Indoor Arena and convert the Cache Arena into an Exhibit Building.
- Add Concessions and Restrooms to the Cache Arena when converted.
- Move the existing Cow Barn, Rabbit Barn, and Pig Barn when the Cache Arena is converted. Use the area they currently occupy for additional green space.
- Construct a new Multi-Purpose Community Center of local events, offices and maintenance activities.

Cost Projections 5 to 20 year Master Plan

<i>New Indoor Arena</i>	<i>1,400,00.00</i>
<i>Convert Cache Arena to Exhibition Building¹</i>	<i>175,000.00</i>
<i>Add Concessions and Restroom to Cache Arena</i>	<i>90,000.00</i>
<i>Move Existing Cow Barn, Rabbit Barn, and Pig Barn.</i>	<i>65,000.00</i>
<i>New Multi-Purpose Building</i>	<i>3,000,000.00</i>

1. Concrete floor, lighting and power upgrades, interior esthetic upgrades.
2. Includes breaking down, moving, power, foundations and assemble.

5 TO 20 YEAR MASTER PLAN



KEY NOTES

- 1 COVERED STALLS
- 2 RAMP STORAGE, TACK AND WASH
- 3 SOFT SURFACE PARKING (PUBLIC)
- 4 SOFT SURFACE PARKING (CONTESTANTS)
- 5 LIVESTOCK HOLDING AREA
- 6 OUTDOOR WORKING AREA
- 7 CONCESSIONS & RESTROOMS
- 8 NEW 4U BUILDING
- 9 HORSE ARTS BUILDING
- 10 COMMUNITY BUILDING
- 11 TICKET BOOTH
- 12 RESTROOMS
- 13 CACHA INDOOR ARENA
- 14 CON SERVERS TO SWIMMING BUILDING
- 15 PIG BARN
- 16 RABBIT BARN
- 17 SATTLE BARN
- 18 RESTROOMS, CONCESSIONS & TICKETS
- 19 NEW DOCKERY
- 20 GRANDSTAND
- 21 OUTDOOR ARENA
- 22 SADDLERY
- 23 CROSSOVER
- 24 ZOO BUILDING
- 25 NEW INDOOR ARENA
- 26 CONCESSIONS AND RESTROOM FOR CACHA BUILDING
- 27 NEW MULTI-LEVEL BUILDING
- 28 OUTDOOR AMPHITHEATER
- 29 PRESBYTERIAN CONCESSION
- 30 HOT WALKER
- 31 HOLDING PEN
- 32 SADDLERY
- 33 COVER/PREF. EXISTING CANAL
- 34 BUS STOP
- 35 PUBLIC ACCESS (FEET TRAFFIC)
- 36 PUBLIC ACCESS (VEHICLES)
- 37 CONCESSIONS
- 38 READER BOARD

NO.	DATE	DESCRIPTION
1	11/10/01	REVISED
2	11/10/01	REVISED
3	11/10/01	REVISED
4	11/10/01	REVISED
5	11/10/01	REVISED

TWENTY YEAR MASTER PLAN

Scale: 1" = 100'-0"



SALERNO BERTOLOTTI
architects

200 S. MAIN STREET, SUITE 200, GASTON, UT 84030
PH: (435) 243-1111 FAX: (435) 243-1112
WWW.SALBERARCH.COM
Logan/Cache County Fairgrounds
Logan, UT

Twenty Year Master Plan

MASTER PLAN FUNDING

The following avenues for funding have been identified have been identified as options to fund the Master Plan. Input and approval from various entities will be required to proceed with any of these alternatives.

- ZAP (Zoo, Arts, Parks) Tax
- Fee Increases
- Special Assessments
- Bonding
- County Restaurant Tax
- Fundraising

APPENDIX

Public Meeting-Fairgrounds Needs Assessment March 8, 2000

Public Meeting-Fairgrounds Needs Assessment March 29, 2000

Public Meeting-Fairgrounds Needs Assessment April 18, 2000

REQUEST FOR PROPOSAL

Cache County is requesting proposals for Architectural Service for planning, programming, design, construction and demolition of the following projects: (1) the demolition of the Wilkinson Building located at 149 North Main Street; (2) planning, programming, design and construction of the Cache County Administration Building to be located at approximately 159 North Main Street; (3) the demolition of the Cache County Hall of Justice located at 110, 120 & 140 North 100 West; (4) the layout, design and construction of the parking, sidewalks etc. for the County block; and (5) the renovation of the Cache County Courthouse.

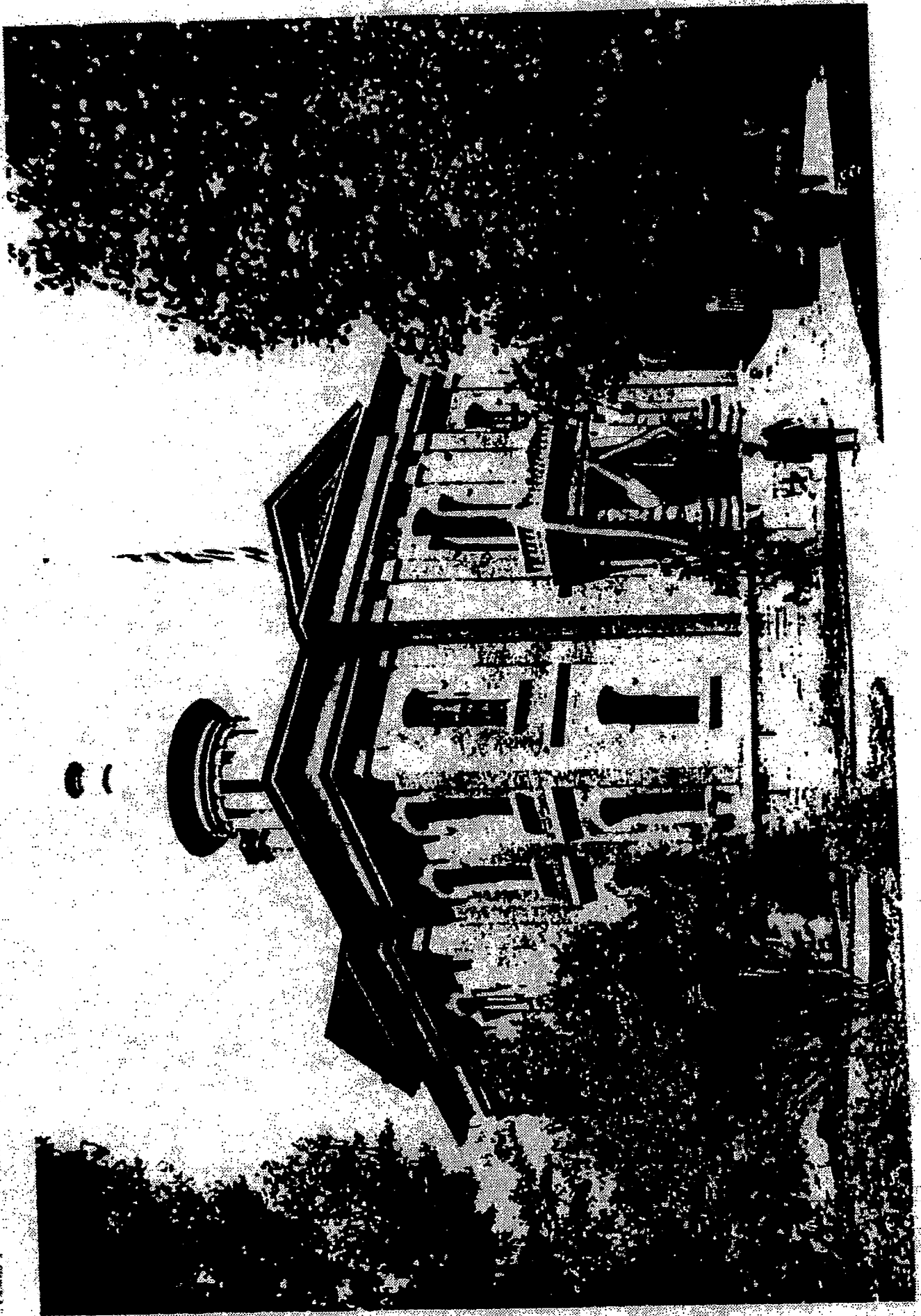
Initially Cache County had intended to contract with Cache Valley Land, LLC who is the owner of the Wilkinson Building, for both the demolition of the Wilkinson Building and the planning, programming, design and construction of the Cache County Administration Building. The County is now considering purchasing the Wilkinson property from Cache Valley Land, LLC and performing these functions. However, Jensen Haslem has performed work for Cache Valley Land, LLC which is copyrighted and will be considered in the selection process. The purchase agreement also includes a provision wherein Cache Valley Land, LLC can agree to meet the bid prices for the projects which will also be considered in the selection process.

Selection will be based on the following criteria including but not limited to: (1) Experience. Submit past experience on projects of similar size and scope.; (2) Staff qualifications. Identify who will work on the job and note their experience.; (3) Approach to the Project. Identify how the firm will execute the work.; (4) References. Submit references from clients and owners for work performed within the last twelve months.; (5) Proximity to project. How far will the architect and consultants need to travel to visit the project?; (6) Proposed fee structure. Selection will be based generally on other factors with a fee negotiation as part of final selection process.

The selection committee will consist of the Cache County Administration Building Committee selected by the County Council. The committee is: (1) Craig Petersen, Cache County Council Member; (2) Scott Wyatt, Cache County Attorney; and (3) M. Lynn Lemon, Cache County Executive. The Committee will develop a short list of two to three architects based on the written proposals and then conduct interviews with those firms.

Cache County reserves the right to reject any or all proposals and reserves the right to make the award based on its discretion.

Submit (5) five copies of the proposal. Proposal should be submitted to M. Lynn Lemon, Cache County Executive, 120 North 100 West, Logan, UT 84321. Limit the proposal to 5 pages excluding attachments and examples. The deadline for submitting proposals is July 16, 2001.

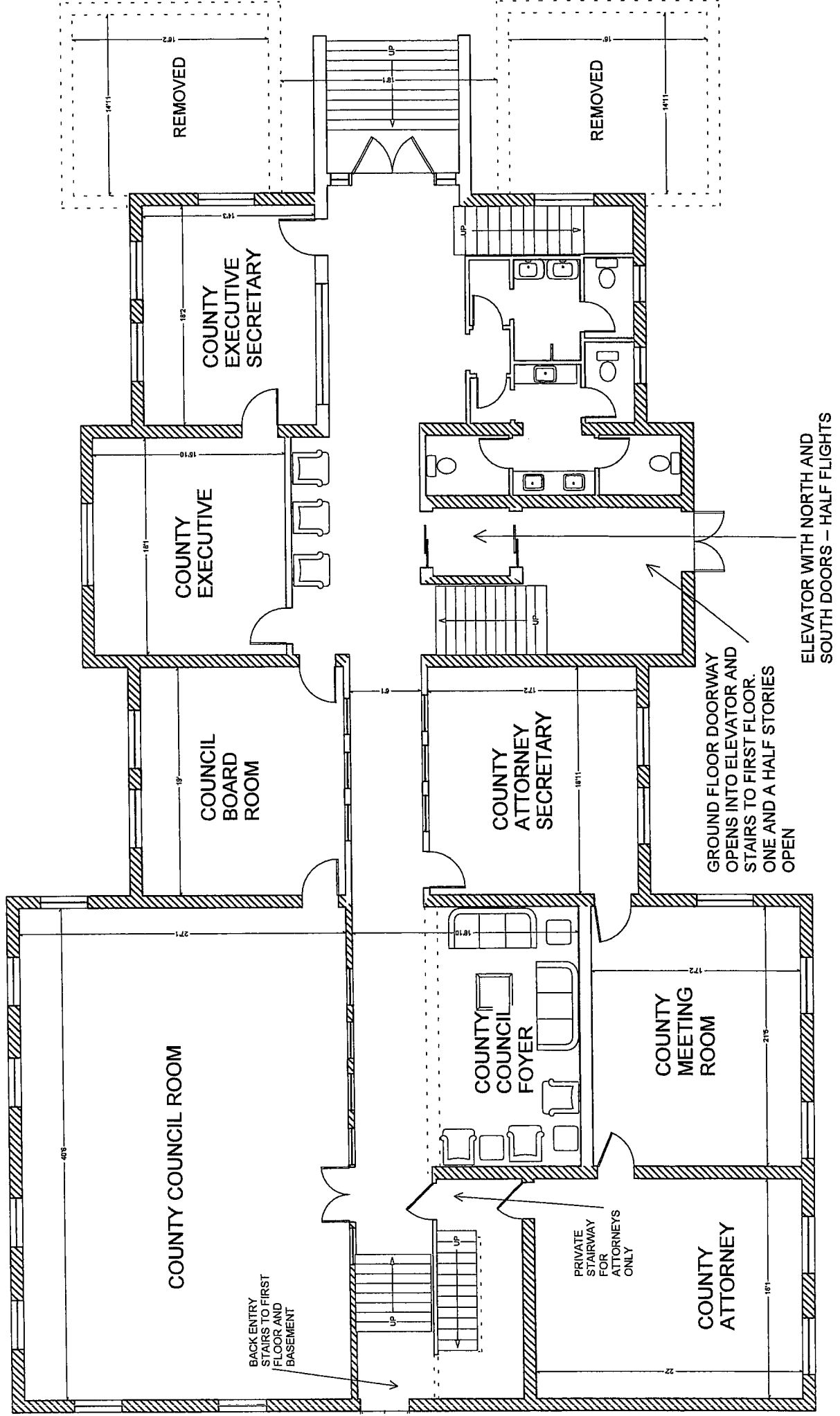


COURT HOUSE.

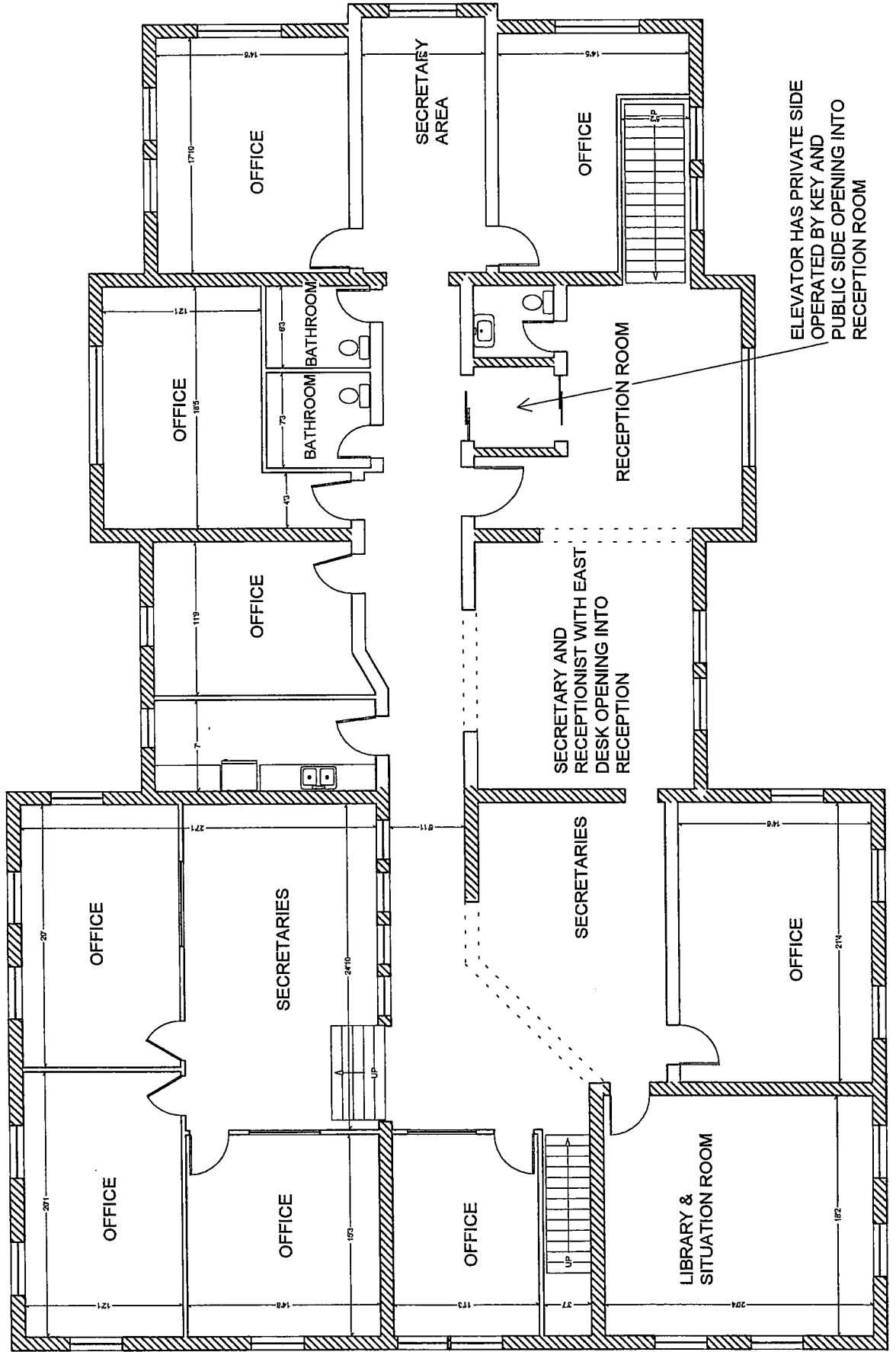
BUILDING CHRONOLOGY

- ❖ The courthouse was designed in 1881 by Truman Angell, Jr. It was completed and placed in service in 1883.
- ❖ In the 1890 period the West Wing was added.
- ❖ In 1905 steam heating, electricity and indoor plumbing were added.
- ❖ In 1917 the East additions were made.
- ❖ In the 1950 period the courthouse was painted for the first time.
- ❖ In 1972 significant interior remodeling was done with lowered ceilings and multiple non weight bearing walls.
- ❖ In 1979 the building was placed on the National Historic Register.
- ❖ The courthouse has been continuously used by Cache County for nearly 120 years.

COUNTY COURTHOUSE FIRST FLOOR



COUNTY COURTHOUSE SECOND FLOOR



PRIVATE STAIRWAY
WITH KEY PAD ON
FIRST FLOOR FOR
ENTRY

ELEVATOR HAS PRIVATE SIDE
OPERATED BY KEY AND
PUBLIC SIDE OPENING INTO
RECEPTION ROOM

RESOLUTION NO. 2001- 24

A RESOLUTION INCREASING THE BUDGET APPROPRIATIONS FOR CERTAIN COUNTY DEPARTMENTS.

The Cache County Council, in a duly convened meeting, pursuant to Sections 17-36-22 through 17-36-26, Utah Code Annotated, 1953 as amended, finds that certain adjustments to the Cache County budget for 2001 are reasonable and necessary; that the said budget has been reviewed by the County Auditor with all affected department heads; that a duly called hearing has been held and all interested parties have been given an opportunity to be heard; that all County Council has given due consideration to matters discussed at the public hearing and to any revised estimates of revenues; and that it is in the best interest of the County that these adjustments be made.

NOW THEREFORE, it is hereby resolved that:

Section 1.

The following adjustments are hereby made to the 2001 budget for Cache County:

see attached

Section 2.

Other than as specifically set forth above, all other matters set forth in the said budget shall remain in full force and effect.

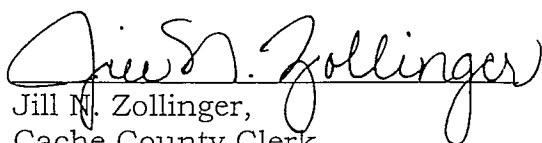
Section 3.

This resolution shall take effect immediately upon adoption and the County Auditor and other county officials are authorized and directed to act accordingly.

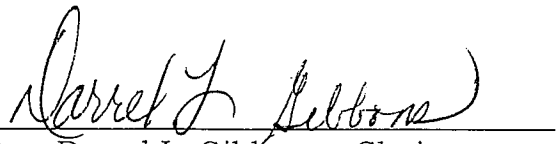
This resolution was duly adopted by the Cache County Council on the 26th day of June, 2001.

ATTESTED TO:

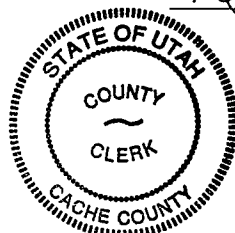
CACHE COUNTY COUNCIL



Jill N. Zollinger,
Cache County Clerk



Darrel L. Gibbons, Chairman



FUND 10 GENERAL FUND REVENUES

ACCOUNT	DESCRIPTION	Current Budget	Recommended Increase		Amended Budget	Reason for Change
			DEBIT	CREDIT		
10-33-14100	Crime Victim Grant - VOCA	(118,532)		(15,634)	(134,166)	VOCA contract 2001-02
10-34-36000	Hazardous Material Cleanup 100% reimb	-		(1,000)	(1,000)	Reimburse fire expenses - 100%
10-36-71000	Donation to County Fair	-		(5,000)	(5,000)	Restaurant Tax Contrib for Fair Advert
10-38-90000	Appropriated surplus	(120,709)		(63,500)	(184,209)	TV Translator project
	TOTAL REVENUES		-	(85,134)	(85,134)	

ACCOUNT	DESCRIPTION	Current Budget	Recommended Increase		Amended Budget	Reason for Change
			DEBIT	CREDIT		
10-4800-939	Contrib to NPIC	-	2,000		2,000	Share hire W. Morse to oversee Ice Arena Construction
10-4115-110	Water Policy - Salary	-	500		500	To cover projected costs
10-4115-115	Water Policy - Overtime	-	200		200	To cover projected costs
10-4115-120	Water Policy - Temporary Employees	16,540		(945)	15,595	To cover projected costs
10-4115-130	Water Policy - Benefits	1,537	245		1,782	To cover projected costs
10-4148-111	VOCA- salary	51,437	11,443		62,880	To Adjust to contract award
10-4148-130	VOCA - Benefits	32,031	3,741		35,772	To Adjust to contract award
10-4148-251	VOCA - Equip under \$1000	-	450		450	computer memory upgrade
10-4151-250	Central Mail & copy - equip supp & maint	7,500	3,000		10,500	folder instert lease
10-4160-270	Bldg & Grounds - Utilities	55,000	14,000		69,000	to cover increased costs
10-4220-631	Fire - 100% reimb costs	-	1,000		1,000	reimburseable expenses for fire dept
10-4560-720	TV Translator - Building	-	12,000		12,000	TV Translator building
10-4560-730	TV Translator - improvements	-	13,000		13,000	road & electricity to building site
10-4610-290	Extension - Rent	-	21,000		21,000	to move Extension to allow DMV to use the space
10-4610-250	Extension - Equip Supplies & Maint	1,400	1,500		2,900	to move Extension to allow DMV to use the space
10-4620-221	County Fair - Advertising (Restaurant Tax)	-	5,000		5,000	Restaurant Tax Contrib for Fair Advert
10-4690-600	Sundry Expense	57,785		(3,000)	54,785	Transfer to central mail & Copy
	Totals		89,079	(3,945)		
	Net adjustment				(85,134)	

FUND 23 TRAVEL COUNCIL FUND REVENUES

ACCOUNT	DESCRIPTION	Current Budget	Recommended		Amended Budget	Reason for Change
			decrease DEBIT	increase CREDIT		
23-31-51000	Room Taxes -Cache	(257,500)			(257,500)	Adjust to pick up Travel Council Function
23-31-52000	Room Taxes - Rich	(24,000)	12,000		(12,000)	Adjust to pick up Travel Council Function
23-33-50000	State Matching Funds	-		(20,000)	(20,000)	Adjust to pick up Travel Council Function
23-33-70000	Contributions - Restaurant Tax	-		(30,000)	(30,000)	Adjust to pick up Travel Council Function
23-34-94000	Items Sold -taxable sales	-		(2,500)	(2,500)	Adjust to pick up Travel Council Function
23-36-90000	Sundry Income	-		(200)	(200)	Adjust to pick up Travel Council Function
	Totals		12,000	(52,700)		
	Net adjustment				(40,700)	

FUND 23 TRAVEL COUNCIL FUND EXPENDITURES

ACCOUNT	DESCRIPTION	Current Budget	Recommended		Amended Budget	Reason for Change
			Increase DEBIT	Decrease CREDIT		
23-4780-110	Salaries	-	53,720		53,720	Pick up Travel Council from Chamber of Commerce.
23-4780-120	Temporary Salaries	-	11,055		11,055	Pick up Travel Council from Chamber of Commerce.
23-4780-130	Benefits	-	16,610		16,610	Pick up Travel Council from Chamber of Commerce.
23-4780-210	Subscriptions & Memberships	-	1,200		1,200	Pick up Travel Council from Chamber of Commerce.
23-4780-230	Travel / Mileage	-	3,600		3,600	Pick up Travel Council from Chamber of Commerce.
23-4780-240	Office supplies	-	2,700		2,700	Pick up Travel Council from Chamber of Commerce.
23-4780-241	Postage	-	12,000		12,000	Pick up Travel Council from Chamber of Commerce.
23-4780-250	Equipment, supplies & maint	-	1,200		1,200	Pick up Travel Council from Chamber of Commerce.
23-4780-280	Telephone	-	7,000		7,000	Pick up Travel Council from Chamber of Commerce.
23-4780-290	Rent	-	9,450		9,450	Pick up Travel Council from Chamber of Commerce.
23-4780-310	Professional & Technical	-	5,000		5,000	Pick up Travel Council from Chamber of Commerce.
23-4780-330	Education, Conferences & Workshops	-	1,000		1,000	Pick up Travel Council from Chamber of Commerce.
23-4780-480	Brochures, Maps & Printing	-	25,000		25,000	Pick up Travel Council from Chamber of Commerce.
23-4780-490	Advertising & Promotions	-	77,915		77,915	Pick up Travel Council from Chamber of Commerce.
23-4780-610	Misc Supplies - Awards, Recog & Volunteers	-	850		850	Pick up Travel Council from Chamber of Commerce.
23-4780-620	Misc. contract Services	214,000		(206,000)	8,000	Pick up Travel Council from Chamber of Commerce.
23-4780-621	Misc Services -Board Expense	-	500		500	Pick up Travel Council from Chamber of Commerce.
23-4780-650	Event development	-	3,000		3,000	Pick up Travel Council from Chamber of Commerce.
23-4780-660	Local Matching Program	-	9,000		9,000	Pick up Travel Council from Chamber of Commerce.
23-4780-670	Items for resale	-	2,000		2,000	Pick up Travel Council from Chamber of Commerce.
23-4781-740	Equipment	-	3,900		3,900	Pick up Travel Council from Chamber of Commerce.
23-4780-920	Contributions to other units	67,500			67,500	Pick up Travel Council from Chamber of Commerce.
23-4780-996	Contributions to fund reserve	-			-	Pick up Travel Council from Chamber of Commerce.
	Totals		246,700	(206,000)		
	Net adjustment				40,700	

FUND 77 Logan-Cache Airport Authority (Component Unit) Fund Revenues

ACCOUNT	DESCRIPTION	Current		Recommended		Amended Budget	Reason for Change
		Budget	Budget	Increase DEBIT	Increase CREDIT		
77-33-10414	Federal Grant	(2,877,340)	(2,877,340)		(62,660)	(2,940,000)	Adjust to grant award amount
77-33-44402	State Grants -pavement upgrade	(67,000)	(67,000)		(4,917)	(71,917)	St Share Grant -pavement upgrade
77-33-44414	State Grants AIP #12	(143,330)	(143,330)		(3,121)	(146,451)	Adjust to grant award amount
77-38-70000	Appropriated Surplus	(144,830)	(144,830)		(48,119)	(192,949)	Adjust to grant award amount
	Totals				(118,817)		
	Net adjustment					(118,817)	

FUND 77 Logan-Cache Airport Authority (Component Unit) Fund Expenditures

ACCOUNT	DESCRIPTION	Current		Recommended		Amended Budget	Reason for Change
		Budget	Budget	Increase DEBIT	Increase CREDIT		
77-4460-110	Salary	27,000	27,000		(5,000)	22,000	transfer for airport manager services
77-4460-310	Professional & Technical	4,000	4,000	10,000		14,000	professional services-strategic plan
77-4460-600	Sundry Expenses	-	-	25,000		25,000	contracted expense
77-4460-620	Misc Services	32,600	32,600	5,000		37,600	services of contract interim airport manager
77-4460-730	Improvements	29,798	29,798		(980)	28,818	transfer to pavement upgrade
77-4460-732	Other Capital Improvements	30,000	30,000	10,000		40,000	potential match for new grant road project
77-4460-733	State Grant - Pavement upgrade	84,000	84,000	5,896		89,896	pavement upgrade grant
77-4460-739	Grant Projects	3,164,000	3,164,000	68,901		3,232,901	AIP#12 runway extension
	Totals			124,797	(5,980)		
	Net adjustment					118,817	