

**Minutes of the North Logan City  
City Council  
Held on May 1, 2024  
At the North Logan City Library, North Logan, Utah**

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**Item #1 - Opening Business**

The meeting was called to order by Mayor Lyndsay Peterson at 6:33 p.m.

Council members present were: Buzzy Mullahkhel, Joni Kartchner, Emily Schmidt and Kenny Reese. (Mark Hancey was excused.)

Others present were: Josh Marshall, Ryan White, Griffen Fullmer, Steve Lucelty (sic?-illegible), Neal Gibbons, Marie Godrey, Julie Hollist Terrill, Russell Goodwin, Gina Worthen, Michelle Weaver, Blake Ross, Michelle Waffries (sic?-illegible), Jordan Oldham, Scott Perkes, Scott Bennett, Alan Luce and Marie Power.

The Pledge of Allegiance was led by Buzzy Mullahkhel.  
An invocation was given by Kenny Reese.

**Adoption of Agenda**

**Motion**

*Emily Schmidt made a motion to adopt the agenda, as presented. Buzzy Mullahkhel seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Joni Kartchner, Emily Schmidt and Kenny Reese.*

**Approval and Follow-up of Minutes of the April 10, 2024 City Council Meeting, Executive (Closed) Session Local Building Authority (LBA) Meeting, and Redevelopment Agency (RDA) Meeting.**

**Motion**

*Buzzy Mullahkhel made a motion to approve the four sets of above-referenced minutes, as presented. Joni Kartchner seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Joni Kartchner, Emily Schmidt and Kenny Reese.*

**Review of Action Items**

Alan Luce reviewed the list with the council.

**Recognition of Exemplary Staff Member**

Mayor Peterson recognized Keaton Stuart from the Public Works, Water Department, for his exemplary work in his department.

**A proclamation recognizing Fire/EMS Department**

Mayor Lyndsay Peterson read aloud a proclamation recognizing Firefighters/EMS, and proclaiming May 1<sup>st</sup> as International Firefighters Day. She also expressed her gratitude to the Firefighters and EMS representatives that came to the meeting, for all that they do.

**A proclamation recognizing Pumpkin Walk Sponsors**

Mayor Lyndsay Peterson read aloud a proclamation formally recognizing the long list of sponsors of the North Logan Pumpkin Walk. She presented plaques and expressed her gratitude to the representatives of some of the sponsors who attended the meeting, including from Lee's Marketplace, Pepperidge Farm, the Cache Valley Transit District (CVTD), the Cache Valley Visitor's Bureau, Cache Valley Hospital, and, Rocky Mountain Power.

**New Business**

**Current Action Items**

**Item #2 - Consider adopting a tentative municipal budget for Fiscal Year 2025.**

Alan Luce explained the latest draft, and the minimal changes, he said have been made since the

58 last meeting where this was reviewed. He said currently, the budget is approximately \$151K over  
59 budget which has been trimmed down from approximately \$300K; and, discussed the efforts staff  
60 is making in each department to reduce their budgets and get it closer to balancing. He also  
61 briefly discussed the state's mandate for cities to adopt a tentative budget in their first meeting in  
62 May, and commented on the fact that North Logan City adheres to this, where many cities do not;  
63 and that considering approving this tentative budget is what they're doing at this meeting, before it  
64 gets formally adopted in June. He also explained some of the larger, more costly items that will  
65 have to be considered later, after other budgeted items, in terms of determining which items may  
66 still be accomplished in the budget year, and which cannot.

67 Alan commented further, and addressed various questions from the council.

68

**Motion**

69 *Buzzy Mullahkhel made a motion to adopt the tentative municipal budget for Fiscal Year 2025.*  
70 *Joni Kartchner seconded the motion. A vote was called and the motion passed unanimously with*  
71 *Buzzy Mullahkhel, Joni Kartchner, Emily Schmidt and Kenny Reese.*

72

73  
74 Item #3 - Convene as the Redevelopment Agency (RDA) to Consider adopting a tentative FY2025  
75 RDA Budget.

**Motion**

76 *Buzzy Mullahkhel made a motion to adjourn the City Council meeting and convene as the*  
77 *Redevelopment Agency (RDA). Emily Schmidt seconded the motion. A vote was called and the*  
78 *motion passed unanimously with Buzzy Mullahkhel, Joni Kartchner, Emily Schmidt and Kenny*  
79 *Reese. This occurred at 6:55 p.m.*

80

81  
82 Minutes for this portion of the meeting are written under separate cover.

83

**Motion**

84 *Kenny Reese made a motion to adjourn the Redevelopment Agency (RDA) meeting and return to*  
85 *the regular City Council meeting. Buzzy Mullahkhel seconded the motion. A vote was called and*  
86 *the motion passed unanimously with Buzzy Mullahkhel, Joni Kartchner, Emily Schmidt and Kenny*  
87 *Reese. This occurred at 6:56 p.m.*

88

89  
90 Item #4 - Convene as the Local Building Authority (LBA) to Consider adopting a tentative FY2025  
91 LBA Budget.

**Motion**

92 *Buzzy Mullahkhel made a motion to adjourn the City Council meeting and convene as the North*  
93 *Logan Local Building Authority (LBA). Kenny Reese seconded the motion. A vote was called and*  
94 *the motion passed unanimously with Buzzy Mullahkhel, Joni Kartchner, Emily Schmidt and Kenny*  
95 *Reese. This occurred at 6:56 p.m.*

96

97  
98 Minutes for this portion of the meeting are written under separate cover.

99

**Motion**

100 *Emily Schmidt made a motion to adjourn the North Logan Local Building Authority (LBA) meeting*  
101 *and return to the regular City Council meeting. Kenny Reese seconded the motion. A vote was*  
102 *called and the motion passed unanimously with Buzzy Mullahkhel, Joni Kartchner, Emily Schmidt*  
103 *and Kenny Reese. This occurred at 6:57 p.m.*

104

105  
106 Item #5 - Consideration of a Concept Plan, Preliminary Plat, and Development Plan approval for a  
107 single-lot commercial subdivision on the southwest corner of 3100 North Main St. (Parcel ID: 04-  
108 062-0066).

109 Scott Perkes explained the process for reviewing an application. He explained this situation,  
110 which he said is a project the City is partnering on with this owner, as an economic development  
111 opportunity. Scott used an aerial photo of the site to further detail the requests of the applicant, as  
112 well as the requirements of UDOT for the road, and the drive-through restaurant. He also briefly  
113 discussed what will occur on the portion adjacent to this site that belongs to Hyde Park. Per a  
114 question from Kenny Reese and Buzzy Mullahkhel about the sidewalk, Scott briefly explained the  
115 new requirements for the sidewalk in it being "meandering" as opposed to straight. Per questions

116 from the council, Alan explained the access situation for the site, and the surrounding area.  
117 Emily Schmidt thanked Scott for doing the report so well, and for it being so clear and easy to  
118 read. Scott said he did forget to put in the report, that the Planning Commission gave a  
119 unanimous, positive recommendation on this to the City Council.  
120 Alan Luce said there is also a Development Agreement that is part of this, because of things that  
121 the City will do.

122  
123 **Motion**

124 *Emily Schmidt made a motion to approve this Concept Plan, Preliminary Plat, and Development*  
125 *Plan approval for a single-lot commercial subdivision, as presented, along with the facts, findings*  
126 *and conditions in the staff report. Buzzy Mullahkhel seconded the motion. A vote was called and*  
127 *the motion passed unanimously with Buzzy Mullahkhel, Joni Kartchner, Emily Schmidt and Kenny*  
128 *Reese.*

129  
130 **City Council Work Session Items**

131 Item #6 - Discuss Budgetary Trends.

132 Alan Luce explained various items relating to City budgetary trends, and detailed the areas in the  
133 City where they have had to increase expenses, as well as them, based on changing needs in  
134 many of the City departments.

135 Alan gave an overview of the situation, explained state mandates, and detailed various related  
136 items that affect specific areas of the City's budget; using a document he put together outlining the  
137 myriad of elements that have and will affect different department budgets, and areas within those  
138 budgets.

139 The City Council continued to discuss various related items, and Alan and Mayor Lyndsay  
140 Peterson addressed questions and comments from the council. Mayor Peterson also commented  
141 on how our budgetary trends are a good reflection of what North Logan City's priorities are, and  
142 commented further.

143  
144 Item #7 - Discuss Property Taxes.

145 Mayor Lyndsay Peterson explained that every year, the City has the option to increase property  
146 taxes, and commented on the complicated process for doing so. She said, while the City has tried  
147 to explain the Utah property tax process for the residents each year, which can be difficult to  
148 understand; the issue is that if you do nothing, the rate decreases every single year. She said  
149 despite that it seems like such an arduous process to raise taxes each year, every mayor that she  
150 has spoken with says that ideally, you should do the increases incrementally. She said that there  
151 have been jurisdictions who have failed to do [incremental increases] and then end up having to  
152 do massive increases, in back-to-back years. She commented further and continued to explained  
153 various items.

154 Alan Luce explained further the process that Cache County uses in doing an annual statistical  
155 increase, and then adjusts the rate so that property owners pay approximately the same amount  
156 each year. He discussed the large property tax increases that Cache County has imposed. He  
157 also discussed how some cities say they are "holding the rate the same," and explained how that  
158 actually increases the property taxes that their citizens pay each year. He commented that North  
159 Logan City has never "held the rate" like those other cities, and discussed the situation further.  
160 Alan and Mayor Peterson also discussed the benefits of North Logan doing small, inflationary  
161 increase each year.

162 The council continued their discussion.

163 Buzzy Mullahkhel commented on the fact that our City is much more open on this subject than  
164 other cities are; and also remarked on the problems of not doing the small, incremental increase  
165 each year.

166 The council and staff discussed at length the large property tax increases from the other various  
167 entities, particularly from the Cache Council School District, and Cache County, and the effects  
168 these increases have on the residents.

169 Buzzy commented on the need to have the public be more aware of the fact that North Logan  
170 City's portion of their annual property taxes is a very small portion, especially compared to the

171 school district and Cache County, for instance. He commented further.  
172 Alan reviewed a chart he prepared that showed the rate of other cities and their tax rates  
173 compared to North Logan City, and how much higher some of them are, with some even being  
174 double. He discussed how low North Logan's property tax rate actually is, and that some cities'  
175 rates are actually increasing exponentially by using the "hold the rate" process, which he reiterated  
176 actually increases their annual tax portion.  
177 Staff and the council continued to review the summary document, and discussed where we might  
178 increase our taxes.  
179 They discussed various potential rates and Mayor Peterson asked the council members what rates  
180 they might each consider. Emily Schmidt said she would be comfortable with an inflationary rate,  
181 and that 2.5% seems reasonable, and would be willing to go up to 5%. Joni Kartchner said she  
182 would consider 1%.  
183 Buzzy commented on the taxes from the school district that Marie Power mentioned, and the  
184 Superintendent's salary, for instance; and discussed the fact that it's much more obvious that the  
185 taxes being paid to North Logan City are going towards infrastructure, roads, police, fire and EMS  
186 services, and the items citizens can visually see every day.  
187 The discussion continued. Mayor Peterson said she leans towards a 5% increase, and  
188 commented further. Alan explained that they need to determine a *maximum* increase that they'd  
189 be comfortable with for the June meeting, where this will ultimately be approved. Mayor Peterson  
190 said her "max" would be 7.5%. Emily and Buzzy generally agreed that they would be more  
191 comfortable with a 5% increase, at most.

192 The discussion continued.

193

194 Item #8 - Discuss Utah Retirement System - Tier 2 concerns and options.

195 Alan Luce discussed the situation with the City's retirement system and the new law that  
196 essentially makes the employee have to pay significantly more for their retirement benefits. He  
197 explained this in further detail, including other components of the mandate that make it difficult for  
198 the entity that is North Logan City, to do anything as a work-around for the situation, that could  
199 help the employees with this. Alan explained the possibility of compensating the employees  
200 directly, the amount that they would end up having to pay for these retirement benefits; but that it  
201 would be considered salary, and they would have to pay income taxes on that. He also discussed  
202 the high rate of return that is made on the monies that get reinvested.

203 Staff and the City Council discussed this further.

204

205 Item #9 - Discuss "Lessons Learned" at Utah League of Cities and Towns Mid-Year Conference.

206 Each of the City Council members and staff who recently attended the Utah League of Cities and  
207 Towns conference, reviewed the things they gleaned from attending the various workshops,  
208 presentations and meetings at the conference.

209 They also discussed how to best manage public comment, particularly during meetings; as well as  
210 the potential legal ramifications, depending on how it is done, and the need to adhere to the Open  
211 and Public Meetings Act (OPMA).

212 The council continued to discuss various, related items, and also remarked on the potential of  
213 holding workshops and/or meetings with our state representatives.

214

215 Item #10 - Updates regarding the North Logan City General Plan.

216 Scott Perkes gave an update on what is taking place with the work on the General Plan Rewrite,  
217 including the upcoming events. He discussed the second public workshop event coming up on  
218 June 6<sup>th</sup>, and the information that staff will put together on what the City learns from that meeting.

219

220 Item #11 - Updates regarding North Logan's water capital improvement projects.

221 Jordan Oldham gave an update on the efforts staff is making on the City's water capital  
222 improvement projects; particularly for the grants staff is applying for, and what those funds are  
223 intended to be used for, shall the City receive them.

224

225

226 Item #12 - Updates on Civic Center.

227 Alan Luce gave the most recent status of the Civic Center project, and discussed the timing of the  
228 Ribbon Cutting event, currently scheduled for June 3<sup>rd</sup> at 5:00 p.m., for the new City offices.  
229

230 Per questions from the council, Jordan Oldham discussed the timing of the installation of Google  
231 Fiber.  
232

233 **Item# 13 - Reports from City officers, boards, and committees**

234 Marie Power let Mayor Peterson know that the Mayor's Message for June is assigned to her, for  
235 the North Logan City Newsletter.  
236

237 Alan Luce reviewed the list of upcoming events with the council.  
238

239 Item#14 - Closed session to discuss real property and pending litigation.

240 **Motion**

241 *Emily Schmidt made a motion to close the regular City Council meeting and move into Executive*  
242 *session for the purpose of discussing real property and pending litigation, after a short recess.*

243 *Buzzy Mullahkhel seconded the motion. A vote was called and the motion passed unanimously*  
244 *with Buzzy Mullahkhel, Joni Kartchner, Emily Schmidt and Kenny Reese. This occurred at 8:58*  
245 *p.m.*  
246

247 Minutes for this portion of the meeting are written under separate cover.  
248

249 **Motion**

250 *Emily Schmidt made a motion to move out of Executive Session and return to the regular City*  
251 *Council meeting. Buzzy Mullahkhel seconded the motion. A vote was called and the motion*

252 *passed unanimously with Buzzy Mullahkhel, Joni Kartchner, Emily Schmidt and Kenny Reese.*  
253 *This occurred at 10:03 p.m.*  
254

255 **Motion**

256 *Emily Schmidt made a motion to adjourn the meeting. Buzzy Mullahkhel seconded the motion. A*  
257 *vote was called and the motion passed unanimously with Buzzy Mullahkhel, Joni Kartchner, Emily*

258 *Schmidt and Kenny Reese.*  
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260

261 The meeting adjourned at: 10:04 p.m.  
262

263 Approved by City Council:

May 15, 2024

264 Transcribed by Marie Power  
265

266 Recorded by:  
267

  
\_\_\_\_\_  
Scott Bennett/City Recorder

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