Minutes of the North Logan City
City Council -- Truth-In-Taxation Meeting
Held on August 21, 2024
At the North Logan City Council Chambers
North Logan, Utah

Item #1 - Opening Business
The meeting was called to order by Mayor Lyndsay Peterson at 6:31 p.m.

Others present were: Steve Coppieters, Brenton Stewart, Police Chief Kent Goodrich, Fire Chief Nate Thompson, Jordan Oldham, Scott Perkes, Scott Bennett, Alan Luce, and Marie Power.

The Pledge of Allegiance was led by Joni Kartchner.
An invocation was given by Mayor Lyndsay Peterson.

Adoption of Agenda
Emily Schmidt made a motion to adopt the agenda, as presented. Joni Kartchner seconded the motion. A vote was called and the motion passed unanimously with Joni Kartchner, Emily Schmidt, Kenny Reese, and Mark Hancey voting in favor.

New Business

Current Action Items

Item #2 - **6:35 Public Hearing** to receive public input on a proposed Property Tax increase that may be included in the FY2025 Municipal Budget. The City Council may consider approval of a resolution implementing a property tax increase, following the public hearing.
Mayor Peterson introduced the item and mentioned that this is the third time that the City Council has discussed this. She asked Alan Luce to give an overview of the situation.

Alan referred to the discussions that were held by the City Council on this previously, and said that they could discuss at this meeting the reasoning for this potential increase. He said they had previously discussed a maximum increase of 7.5%; but that the cap they are now likely considering is a maximum of a 4.98% increase, which is what he said had been advertised in the noticing for this public hearing this evening. He also reviewed a displayed graph outlining the anticipated increase to the residents' annual taxes, which would be based on the percentage chosen tonight, of the value of the home, which is determined by Cache County. He explained this further.

Alan discussed that the reason we are considering a tax increase is because North Logan is about $203,000 short from balancing our annual budget; and that if we can get that figure closer to $50K to $100K, we can usually manage throughout the year by the other departments staying within their budget, as well as having depreciation dollars, which typically makes up that difference. He explained this further. He said the funds gained by the property tax increase will go towards the increasing costs in Fire, EMS, and Police; and that the other areas of large expenditures are in solid waste, and streets. He also said that the areas that these funds will *not* be used for is for anything related to the new buildings, which he commented on further.

Alan also said that residents want to know whether North Logan's taxes are either high or low. He explained that North Logan City's taxes are well below average; and reviewed a displayed document that included a table showing the property taxes in the other cities in the valley and how they compare to North Logan, which was far below the average of the other valley cities. He also reviewed some information explaining that we are able to *keep* our property taxes low, primarily due to economic development in our City, and the efforts we put in there.

He detailed various, related items further.

Mayor Peterson also explained that this is the first year that the North Logan residents will not be paying a cemetery tax.

Alan commented on this, as well, and said that the Mayor worked very hard on this and that this was 20 years coming; and further explained that we used to be in the Hyde Park Cemetery District, and that it took a lot of work to get us removed from that district, which he detailed further.

Kenny Reese asked about the table showing the library tax being broken out, which Alan explained was a separate tax from the General Purpose tax, which he detailed further, including explaining the issue of "holding the rate" that some cities choose to do, which doesn't actually keep the rate the same, as it sounds.

Mark Hancey referred to the grants listed in the document that the council received, and essentially asked that if those are funds that we only receive once, how that will not put us behind. Alan addressed this and explained that those one-time grants went towards specific, one-time expenses and capital improvement projects, therefore, they essentially, balanced each other out. Mayor Peterson commented on this as well, and gave examples of some of those projects.

Mayor Peterson read aloud the guidelines for speaking at a public hearing, and opened the public hearing at 6:44 p.m. and closed then it, as there were no public comments forthcoming.

Mayor Peterson discussed the City Council's previous conversations on this, and that they generally agreed to approving a 4.98% increase, and commented further.

Kenny asked about this not being enough to remove our deficit, which Alan addressed, explaining how we could cut certain projects out of the budget, if necessary, in order to balance the budget, as needed.

The council discussed various cost increases, and Alan discussed various areas where taxes are being increased by the county, including for commercial; as well as properties that are considered greenbelt, which historically had lower annual tax rates, and said the county is now considering imposing extremely high taxes on those properties.

Kenny discussed some areas that we don't have a lot of control over, having larger increases, such as Fire and Police, and asked if there are ways to have some control over those areas.

Alan said we do have control over expenditures for our road projects, but that it just isn't feasible to be able to do much about costs for emergency services, and explained further.

Mayor Peterson explained that that is part of our task in serving on the Police Commission, and said we have worked very hard to have some effect on that. She said that is a good question, but that there are some costs where there are just not variables, and that she wished there was a simpler solution for that.

Kenny and Joni Kartchner both expressed their concerns about all of the areas where residents are having to pay increased taxes.

Mayor Peterson expressed her gratitude for the hard work that departments like the Library, Streets, and Recreation have done to keep their costs lower by doing maintenance. She also reminded the council that the discussions on that need to continue, and are primarily had during the budget presentations from the various departments.

Mayor Peterson asked Alan to further explain grants; which he addressed, explained that various departments have worked hard to obtain grants to offset expenditures.

The council continued to discuss various, related items, at length.

Motion
Emily Schmidt made a motion to approve Resolution 24-19, approving a property tax increase at a cap of 4.98%, as presented, and discussed. Kenny Reese seconded the motion. A vote was called and the motion passed unanimously with Joni Kartchner, Emily Schmidt, Kenny Reese, and Mark Hancey voting in favor.

Motion
Emily Schmidt made a motion to adjourn the meeting. Kenny Reese seconded the motion. A vote was called and the motion passed unanimously with Joni Kartchner, Emily Schmidt, Kenny Reese, and Mark Hancey voting in favor.

The meeting adjourned at: 7:04 p.m.

Approved by City Council: September 18, 2024

Transcribed by: Marie Power

Recorded by:

Scott Bennett/City Recorder