

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, July 15, 2025, in the Logan Municipal Council Chambers located at 290 North 100 West, Logan, Utah 84321 at 5:30 pm. Logan Municipal Council Meetings are televised live as a public service on Channel 17 and the City of Logan YouTube channel at: [bit.ly/LoganCouncilMeetings](https://bit.ly/LoganCouncilMeetings)

Councilmembers present at the beginning of the meeting: Chair Jeannie F. Simmonds, Vice Chair Mike Johnson, Councilmember Amy Z. Anderson, and Councilmember Ernesto López. Administration present: Mayor Holly H. Daines, City Attorney Craig Carlston, Finance Director Richard Anderson, and Deputy City Recorder Esli Morales.

Attending via Phone: Councilmember Mark A. Anderson

Excused: City Recorder Teresa Harris.

Chair Simmonds welcomed those present. There were approximately 10 in attendance at the beginning of the meeting.

### **OPENING CEREMONY:**

Light and Power Director Mark Montgomery led the audience in the pledge of allegiance.

**Meeting Minutes.** Minutes of the Council meeting held on June 17, 2025 were reviewed.

**Meeting Agenda.** Chair Simmonds announced there are two public hearings scheduled for tonight's Council meeting. The presenter for the second public hearing will not be Sam Odd, Public Works Manager rather Paul Lindhardt, Public Works Director.

**ACTION. Motion by Vice Chair Johnson seconded by Councilmember A. Anderson to approve tonight's agenda and the minutes from June 17, 2025 as presented.**

**Motion carried by roll call vote.**

**A. Anderson: Aye**

**M. Anderson: Aye**

**Johnson: Aye**

**López: Aye**

**Simmonds: Aye**

**Meeting Schedule.** Chair Simmonds announced that regular Council meetings are held on the first and third Tuesdays of the month at 5:30 p.m. The next regular Council meeting is Tuesday, August 5, 2025.

### **QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:**

**Chair Simmonds explained that any person wishing to comment on any item not otherwise on the agenda may address the City Council at this point by stepping to the microphone and giving his or her name and address for the record. Comments should**

**be limited to not more than three (3) minutes unless additional time is authorized by the Council Chair. Citizen groups will be asked to appoint a spokesperson. This is the time and place for any person who wishes to comment on non-agenda items and items that are germane or relevant to the authority of the City Council. Items brought forward to the attention of the City Council will be turned over to staff to respond to outside of the City Council meeting.**

Tom Jensen, a resident of Logan and former councilmember suggested ideas to celebrate the centennial anniversary such as a memorial.

Howell Croft, a resident of Logan expressed reservations about the location of a water storage tank behind USU up the mountain. The piping was initially covered, and the burlap has since fallen away. He requested that the Council consider a project that would repair the mountain.

Talmage Melven, a resident of Logan and student of USU expressed concerns about transferring federal lands like the Logan Canyon and National Forest. He requested that the City adopt a resolution for continued use and access to public lands.

Patrick Belmont, a resident of Logan expressed concerns about the climate crisis and what can be. He reiterated his disappointment about the decision taken by the City Council to enter into 15MW for natural gas energy.

Joshua Molitor, a resident of Logan expressed concerns about the traffic congestion especially on Main Street, and requested drivers keep an eye out for motorcyclists.

Mark Lunt, a resident of Logan requested RDA funds be used to hire a consultant for the newly formed City Center Business Association to pull the downtown groups together including Church & Federal Ave.

Leilah Scholtz, a resident of Logan is requesting modifications to the current plan to have an improved sidewalk on the south side that would be a continuation from Memorial Park to the step dugway. She also expressed concerns about a possible sidewalk going into the north side of Canyon Road.

Brian Godfrey, a resident of Logan expressed disappointment about the Parks & Recreation center and the future loss of the facility. He asked the reason for the change in the original agreement.

There were no further comments or questions for the Mayor or Council.

### **MAYOR/STAFF REPORTS:**

#### **Wilson Neighborhood Council Chair Appointment – Mayor Daines ([27:07](#))**

Mayor Daines requested the ratification of Matt Vance to serve as the Chair of the Wilson Neighborhood Council which is a new appointment.

**ACTION. Motion by Councilmember A. Anderson seconded by Councilmember López to approve the ratification of Matt Vance as presented. Motion carried by roll call vote.**

**A. Anderson: Aye**

**M. Anderson: Aye**

**Johnson: Aye**

**López: Aye**

**Simmonds: Aye**

No further Mayor/Staff Reports were presented.

### **COUNCIL BUSINESS:**

#### **Planning Commission Update – Chair Simmonds**

Chair Simmonds reported the Planning Commission approved two short-term rentals at 1406 W 225 South and the other at 375 West Center.

#### **Board and Committee Reports – Chair Simmonds and Councilmember M. Anderson**

Chair Simmonds reported participation in the Water Board meeting at Dewitt Springs. Continued an ongoing conversation about water rights and water conservation. She also participated in a conversation regarding Canyon Road. The University of Utah met with the Council to get to know tour. Also participated in General Plan session to make suggestions and make corrections. The Airport Authority Board met to discuss the success of the AR Fest and the history of the airport.

Councilmember M. Anderson reported that the Golf Advisory and Solid Waste Board did not meet. The Cache County Recreation study is ongoing, and the survey has closed. Most of the data provided was from Logan City & North Logan City residents. The Steering Committee of the General Plan is moving on to Phase 2.

#### **Truth In Taxation Meeting – Chair Simmonds**

Chair Simmonds announced that a Truth In Taxation Meeting will be held on Thursday, August 7, 2025 at 6:00 p.m. in the Logan City Council Chambers. The public is invited to attend.

**Follow-up report from the March 18, 2025 Council meeting. Feasibility Study that would add not less than 15MW of solar capacity, including battery storage, at a location or locations within Logan City – Mark Montgomery, Light and Power Director ([33:33](#))**

Light and Power Director Mark Montgomery addressed the Council

Legacy Carbon Free Projects:

- Pleasant Valley Wind (WY) – 2MW
- CRSP – Winter 16MW, Summer 22 MW
- Local Hydro – 7 MW

Recent Carbon Free Projects:

- Veyo Heat Recovery – 1.8MW
- Red Mesa Solar – 5MW
- Steel Solar – 5 MW

Carbon Free Projects in Study Phase:

- Cove Fort Geothermal – 2MW
- Freemont Solar and Storage – 10MW
- Unita Wind – 3MW

Solar Feasibility Options:

- Sewer Lagoons
- Other City owned properties/rooftops
- Further Collaboration w/UAMPS
- Possible PPA w/Cache Valley Project
- All Above
- Battery Storage & Discussion on PPA or Self-Owned

Chair Simmonds asked for the benefit of Public, how many MW does the City use per day.

Mark Montgomery, Light & Power Director responded that during the summer at peak is 97MW, the average day for the City during the year is 60MW.

Chair Simmonds requested clarification on whether the legacy carbon-free projects are the total project projection.

Mr. Montgomery clarified that this is the total MW provided per day.

Councilmember López inquired if there is a timeline for the carbon-free projects still in the study phase.

Mr. Montgomery responded that every project has its own challenges. He thought there would be a study to bring to the council, but there have been problems with transmission studies/study queue.

Councilmember López asked why a transmission study has to be recommended if there is a sudden vacancy in the queue.

Mr. Montgomery explained that the study has to ensure there is sufficient transmission capacity in the location to transfer energy to. As to the exact reason why, that is a question for Pacific Corps.

Vice Chair Johnson inquired if the 3 projects in the study phase are all through UAMPS.

Mr. Montgomery confirmed that all 3 projects were acquired through UAMPS.

Councilmember A. Anderson inquired if there were any options for solar panels to be floated on the lagoons.

Mr. Montgomery answered that they had reached out to other municipalities, but there have not been responses regarding an estimated cost.

Chair Simmonds asked if there were any solar feasibility projects that could be done shortly.

Mr. Montgomery replied that the most immediate option would be battery storage.

Councilmember A. Anderson asked what an appropriate location for battery storage units would be.

Mr. Montgomery responded that an ideal location would be near substations with open space such as substation 7 or at 18<sup>th</sup> South.

Chair Simmonds inquired what battery storage looks like a shipping container or a building, and so forth.

Mr. Montgomery explained that a battery storage location would look like a shipping container. Multiple shipping containers would be required to provide any substantial amount.

Vice Chair Johnson requested confirmation on whether transmission studies must be conducted, if solar meters are used.

Mr. Montgomery clarified that transmission studies are not required, but Rocky Mountain Power requires feasibility studies.

Councilmember A. Anderson asked for an estimated timeframe for a feasibility study.

Mr. Montgomery replied that there should be at least three to four months for a feasibility study.

Vice Chair Johnson requested clarification on the timeframe for a transmission study.

Mr. Montgomery answered that a transmission study depends on the area, some may take 7 years, and others merely two years. The studies don't in themselves take long rather if there is sufficient transmission capacity available.

Chair Simmonds inquired if putting solar panels on the lagoon would be affected by transmission requirements.

Mr. Montgomery responded that based on a preliminary study, the estimate is 8MW, and anything more will require a substation.

Councilmember A. Anderson asked how much a new substation cost.

Mr. Montgomery replied that a new substation costs about two million dollars.

Vice Chair Johnson requested confirmation that the first step would be battery storage, and if battery storage would be the most effective option for the City.

Mr. Montgomery answered that battery storage would be the quickest energy option. However, a cost analysis would need to be conducted to ensure it pays for itself. It would likely be the most effective option for the City. The City owns some large parcels of land; however, they are not near transmission lines, so utilities would have to be put in. There are many tiny pieces of land that the City owns, but it would take many of them to add up to any substantial amount of energy. Not that it can't be done, but they would not provide 15MW.

Councilmember A. Anderson inquired if it would be feasible for the Public Works Building to provide their own solar power.

Mr. Montgomery responded that there is not sufficient information available at this time. Though such an action would certainly lower their electric bill.

Chair Simmonds is in favor of the City moving forward and making a positive statement by having solar on a building or the lagoons toward renewable energy.

Councilmember A. Anderson requested the Finance Director's opinion.

Richard Anderson, Finance Director replied that when a new building is built, the City is on the last dollar. The last portion of funding is always the most difficult to acquire.

Vice Chair Johnson asked how much acreage was available on the lagoons for solar.

Mr. Montgomery answered that his understanding is that only a portion of the lagoon is available.

Mayor Daines remarked that further information is still being sought by staff on the feasibility of the project. There was a City in Florida that was planning to do so. Staff, Ms. Malik, reached out for information, but no response has been received.

Councilmember A. Anderson requested confirmation that a feasibility study to use the lagoons for solar must still be conducted. Furthermore, what is the time frame, cost, and requirements needed for a study.

Mr. Montgomery confirmed that a feasibility study must be conducted for any energy project. Rocky Mountain Power will not conduct a transmission study if there is not a viable feasibility study. The cost for a feasibility study of this size would be about \$5K to \$10K. This would include how the project is funded, location, and so forth.

Chair Simmonds requested clarification on whether the battery storage project would also require a feasibility study.

Mr. Montgomery confirmed that a feasibility study is required for the battery storage project.

Mayor Daines suggested that a possibility is to wait as a private corporation is interested in possibly doing solar in the valley, this may be a more viable option. Alternatively, entering into another solar project with UAMPS further down south to generate and provide more solar power.

Chair Simmonds requested the Council to consider what options they would like to consider from waiting to battery storage or any of the discussed options.

Councilmember A. Anderson is in favor of waiting as there are no feasibility studies available on costs for battery storage, and the potential for other alternative energy sources to become available.

Councilmember López asked if in the event a solar project is selected, it would cost the City more to install or would it cost less to enter into a contract with another entity.

Mr. Montgomery answered that it would be cheaper for the City to install and buy solar panels. However, the difficulty lies in the upkeep, and other requirements needed, such as a new substation. An item to consider is cost benefits as the panels are coming in from China.

Councilmember López inquired if the solar panels could be moved to another location if needed, and if the move would be costly.

Mr. Montgomery confirmed that once the assets are purchased, they can be relocated. The relocation cost would depend on the location, if there is a substation available, and if staff are able to.

Vice Chair Johnson requested a professional opinion on whether it is more beneficial to build solar or battery storage capabilities or to continue to buy more power on the market.

Mr. Montgomery stated that one of the limiting factors of the City is that the budget is lean. For a solar project to be built by the City, the growing cost would be the cost of maintenance over the years. In that sense, it would be easier to enter into a contract with another entity. We do want to be open to some market purchases. The problem with having too many resources is during the shoulder months, and we simply can't give the excess energy away. We have to have some vulnerability to an open market to ensure that the parameter is not crossed.

Councilmember López requested clarification on whether excess energy can be sold off.

Mr. Montgomery explained that there is a difference between energy generated during solar hours and baseload power for peak hours during nighttime. The entire country has a shortage of baseload power.

Vice Chair Johnson asked the Finance Director for an opinion on what had been discussed.

Mr. Anderson echoed the Mayor's sentiments and expressed concerns about building many small projects in order to generate sufficient energy if would be counterproductive. It would be more productive to run one big project than many smaller projects. It would be recommended to partner for a larger project than to do it all ourselves. Furthermore, it is better to build an energy project in the valley or build it elsewhere.

Mayor Daines echoed Mr. Anderson's concerns. Stell Solar over in Box Elder County, there were days during winter when they generated zero energy.

Mr. Montgomery agreed with Mayor Daines' statement that there is a dramatic difference in energy output between the solar energy generated in the North of Utah vs. the South.

Councilmember López agreed that there was value in diversifying the location of energy assets. A concern and risk is that if transmission lines are shut down in the event of fires, they would be more reassured by a local source being available.

Mr. Montgomery explained that solar panels and battery storage are DC (direct current), a type of resource. The power that is used and transported through transmission lines is AC (alternating current). However, DC energy must be converted to AC in order to be usable, which requires usage of the energy grid. There are generators available at SOC, and with the new generation generators, they will be able to convert energy if coupled with battery storage.

Chair Simmonds and the Council thanked Mr. Montgomery and staff for the information provided.

Councilmember A. Anderson requested confirmation that the information provided will be provided to RESAB (Renewable Energy Sustainability Advisory Board).

Mr. Montgomery confirmed that the information will be provided to RESAB and made available to the public on the city website.

No further Council Business items were presented.

### **ACTION ITEMS:**

#### **PUBLIC HEARING – Consideration of a proposed resolution to approve Library Fees – Resolution 25-25 – Michael Sauers, Library Director ([1:18:52](#))**

At the June 17, 2025 Council meeting, Library Director Michael Sauers addressed the Council regarding proposed Library Fees.

Chair Simmonds asked about the interlibrary loan fee on a lost item, and if there was any value in having a fee for staff time.

Michael Sauers, Library Director responded that there was no value in having a fee for staff time.

Chair Simmonds inquired if the fee for collection agency fees is of any use.

Mr. Sauers answered he is uncertain at this time, but if further data is collected on the need and use, he will provide the information at that time.

Chair Simmonds opened the meeting to a public hearing.

Gail B. Yost, a resident of Logan inquired as to the reason for the fee on some items of \$0.10 per day. She advocated that some items may be worth more than that as they may be hard to replace.

Mr. Sauers explained that he has left the items as is, but ultimately, if the item is not returned, the charge will be for the item.

There were no further comments and Chair Simmonds closed the public hearing.

**ACTION. Motion by Councilmember López seconded by Vice Chair Johnson to approve Resolution 25-25 as presented. Motion carried by roll call vote.**

**A. Anderson: Aye**

**M. Anderson: Aye**

**Johnson: Aye**

**López: Aye**

**Simmonds: Aye**

**PUBLIC HEARING – Application to the Council of Governments (COG) 2025 Funding Cycle for the street improvement projects located at 400 North 600 West and 1400 North 200 East – Paul Lindhardt, Public Works Director ([1:26:35](#))**

Public Works Direct Paul Lindhardt addressed the Council.

**400 North 600 West Corridor Improvements:**

- Intersection Upgrades/Corridor Improvements
- Railroad Crossing
- Estimated Preliminary Cost - \$11million+
- COG Requested Amount – Up to \$6million
- Logan City Obligations: Minimum – 8% - \$480,000. Our match is 25% - \$1.5 Million (already in budget)

**200 East; 1350 North to 1850 North Corridor Improvements:**

- North Logan City Project – Logan City Supporting
- Corridor Improvements (Widening, Active Transportation, etc).
- Estimated Preliminary Cost – Total \$8million, Logan Share - \$2Million
- COG Requested Amount - \$8million (split between Logan & North Logan)
- Logan City Obligations: Minimum – 8% - \$160,000 (5-Year CIP, shown in FY '29)

Vice Chair Johnson requested clarification on the matching cost of the 400 North 600 West Corridor Improvements.

Paul Lindhardt, Public Works Director explained how the cost is divided and why the total includes eligible funds but excludes non-eligible funds. Non-eligible funds cannot be counted nor used for the required match portion of the project. These funds will be used in the project but cannot be used to meet the match requirements.

Chair Simmonds said the anticipation is to receive \$6 million from COG and inquired if there is other funding anticipated from other sources.

Mr. Lindhardt responded that no other sources of funding are anticipated at this time.

Mayor Daines added that there is no guarantee the City will receive the amount requested; this is merely the petition for funding.

Councilmember López asked when the project is expected to commence.

Mr. Lindhardt replied that the project is expected to commence next year in 2026.

Chair Simmonds requested confirmation on whether the powerlines by Culvers need to be relocated for the 200 East; 1350 North to 1850 North corridor improvements.

Mr. Lindhardt answered that the final design for the project has yet to be completed and cannot be confirmed at this time.

Chair Simmonds opened the meeting to a public hearing.

There were no comments and Chair Simmonds closed the public hearing.

### **WORKSHOP ITEMS:**

**Budget Adjustments FY 2024-2025 appropriating: \$150,000 Risk Management reserves toward anticipated Canyon Road Trail litigation; \$159,276 2026 RAPZ Tax Municipal Population Allocation (\$35,000 Aquatic Center Boiler Replacement; \$53,915 Disc Golf Course & Picnic Tables; \$83,758 Disc Golf Course & Restroom; \$275,000 Main Street Pedestrian/Bike Underpass) – Resolution 25-32 - Richard Anderson ([1:37:21](#))**

Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustments.

Vice Chair Johnson asked what reserves the Canyon Road Trail litigation is coming from.

Richard Anderson, Finance Director answered the litigation funds are coming from the general funds housed in risk management reserves.

Chair Simmonds requested confirmation that the funds will be used to cover litigation fees.

Craig Carlston, City Attorney confirmed that the funds will be used for litigation.

Mayor Daines added that outside counsel has been hired. There may be a need for additional funds, and if so, they will return to the Council to request additional funding.

Councilmember López inquired if there is an anticipated timeline.

Mr. Carlston responded that there is none, the litigation is just commencing.

Vice Chair Johnson asked if a formal complaint has been filed.

Mr. Carlston replied that a formal complaint has yet to be filed as the complaint is still in the draft stage.

The proposed resolution will be an action item and public hearing at the August 5, 2025 Council meeting.

**Consideration of a proposed resolution adopting a Revised Logan Light and Power Residential, Commercial and Industrial Electrical Rate Schedules – Resolution 25-31 – Mark Montgomery ([1:41:05](#))**

Logan Light and Power Director Mark Montgomery addressed the Council regarding the proposed resolution. Based on the energy fee study conducted several years ago, the recommendation was to do incremental fee increases. Another significant change is returning to a table for connection fees.

Chair Simmonds requested clarification on whether a residential dwelling with a business on site can have a split meter.

Mr. Montgomery gave an example if a wood carpenter ran a shop out of his garage, if feasible, a separate meter could be attached to his garage for commercial use.

Mr. Anderson said the intent is to encourage developers to build something that makes sense based on code for power.

Councilmember A. Anderson added if the intent is a short-term rental or ADU, there cannot be separate meters.

Councilmember López asked what the percentage of the fee increase is.

Mr. Montgomery responded that it is an overall revenue three percent increase.

Vice Chair Johnson requested Mr. Montgomery at the public hearing for the benefit of the public provide an estimate of what it will cost the average resident.

The proposed resolution will be an action item and public hearing at the August 5, 2025 Council meeting.

No further workshop items were presented.

**OTHER CONSIDERATIONS:**

Councilmember López received an email from a resident requesting further information and suggested adding further information on utility billing via a widget instead of a spreadsheet.

Mr. Anderson replied that the specific concern of the email of the resident in question could not compute the bill to match the exact calculation of their bill. The City of Logan bills for more services than most entities in the nation. This is confirmed by vendors, who sell software. They do their best to provide as much information as possible on a single sheet of paper as well as limit the amount of information to a sheet of paper at the request of

residents. What was implemented was a tool, a calculator, which would provide even further information to residents who wanted it.

An easy enough change per the request of the resident was to reference the calculator in the emailed bill. However, making changes to the bill itself with the current software is a massive undertaking. If we want to add, remove, or change bills is a painful undertaking. It shouldn't be, but unfortunately, it is due to the number of items being billed.

Councilmember López remarked on having similar difficulties when using the calculator to calculate the bill.

Mr. Anderson clarified that part of the bill also includes taxes and so forth which is not shown on the bill.

Councilmember López agreed and expressed reservations that it takes insider knowledge to get the exact computation.

Mr. Anderson concurred with Councilmember López's statement. However, if all the information were provided, it would be so much information that it would be almost impossible to calculate. In the future, he would love to have the ability to show more detailed information for residents who want it. It's coming but not yet.

We are constantly looking at how we can do better and how we can be more responsive. There are solutions, but they cost at least three times more. We are planning to go there in 3 to 5 years.

Vice Chair Johnson stated that RESAB is in favor of the Council signing a resolution to not enter into any coal power agreements. Mr. Montgomery is not opposed to it either.

Councilmember Simmonds was not opposed either but clarified as long as RESAB understands that this does not preclude the City from buying coal-powered energy on the market.

At 7:26 p.m., Councilmember A. Anderson was excused.

Vice Chair Johnson spotted fireflies at the outdoor recreation complex. Russ Akina, Parks & Recreation Director is looking into what can be done to further preserve fireflies. He is working with USU to create some guidelines for the park such as changes to lighting, mosquito abatement, and so forth. The hope is to continue to protect them for the future.

## **ADJOURNED**

There being no further business, the Logan Municipal Council adjourned at 7:30 p.m.

Esli Morales, Deputy City Recorder