



Public Hearing
Mount Pleasant City Council
August 26, 2025
5:15 p.m.

Mount Pleasant City held a Public Hearing on August 26, 2025, at 5:15 p.m. The hearing was held in the City Council Chambers at 115 West Main Street, Mount Pleasant, Utah.

The public hearing was called to order by Mayor Olsen:

Present: D. Lynn Beesley, Michael T. Olsen, Russell G. Keisel, Rondy G. Black, Cade A. Beck

Excused: Paul C. Madsen

Employees in Attendance: Dave Oxman, Colter Allen, Shane Ward, Jeff Parish, Dawn Coates, Trinity Zavala

Others in Attendance: Jeff McDonald, Claudia Jarrett

The Purpose of the meeting to discuss:

The MOUNT PLEASANT CITY is proposing to increase its property tax revenue. The MOUNT PLEASANT CITY tax on a \$428,000 residence would increase from \$324.85 to \$370.99, which is \$46.14 per year. The MOUNT PLEASANT CITY tax on a \$428,000 business would increase from \$590.64 to \$674.53, which is \$83.89 per year. If the proposed budget is approved, MOUNT PLEASANT CITY would receive an additional \$50,416 in property tax revenue per year as a result of the tax increase. If the proposed budget is approved, MOUNT PLEASANT CITY would increase its property tax budgeted revenue by 13.60% above last year's property tax budgeted revenue excluding eligible new growth.

Dawn Coates, the Library Director explained some of the growth in the library to the public and the council. Dawn wanted to bring attention to the fact that even with the Internet the library had 47,000 checkouts from the library. This year, beginning in January, we are already at 28,000 checkouts. The library is used a lot. Councilman Cade Beck asked if the people who use the library are all residents of Mt. Pleasant, in which Dawn replied that no we service the north end of the county. Fairview has a bookmobile library and is trying to keep the library from the bookmobile open. Councilman Beck also asked if any of the other cities pay into the library in which Dawn stated no. But it was brought to attention that those that are out of town pay more for a library card.

Mayor Olsen opened the meeting to public comment:

Claudia Jarret expressed frustration that the public hearing did not begin at the advertised 6:00 p.m., stating that it kept attendees waiting and was misleading. She also noted that the newspaper notice did not mention the library, which caused confusion and led many to believe the tax increase was only for Mount Pleasant City.

She pointed out that the city's approved budget for June 24 shows only a \$25,000 deficit, yet the proposed tax increase would generate about \$50,000. While she could afford the additional cost, she emphasized concern for seniors in the community, many of whom might struggle to pay an extra \$25 per month, potentially forcing them to go without necessities such as food, heat, or utilities.

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Claudia stressed that while the library is important, this tax increase is not appropriate at this time, especially considering the North Sanpete School District's 40% tax increase spread over three years, with the largest portion already hitting this year. She urged the council to find another way to cover the deficit and give residents financial breathing room.

Jeff McDonald asked for an explanation on a Carnegie Library and a Public Library. Mayor Olsen responded "If I'm not mistaken, the system is still in effect, and we continue to trade with the other libraries in that system. We can also access the state system, which allows us to borrow books from outside libraries, have them shipped here for patrons, and then return them afterward. Essentially, it works as a book exchange system."

Dawn Coates also stated that the Carnegie Library was built by Andrew Carnegie. The difference between a Carnegie library and a public library is the Carnegie is in the Historic District.

Councilman Beck asked if we look to other grant opportunities for the library. Or other services for the library, that would bring in revenue for the library. Dawn stated that because this library is a public library services should be free.

There was some discussion on concerns about library funding fairness. They argued that since the library is a public building serving the entire North Sanpete area, its costs should not fall primarily on Mount Pleasant citizens alone. Currently, most of the library funding comes from Mount Pleasant property taxes, while residents from other nearby communities also use the facility without contributing through taxes.

An audience member brought up the suggestion that the city consider expanding the tax base to include the wider service district or seek contributions from other cities and the county, like how recreation funding is shared regionally. They noted that recreation facilities bring in some revenue from outside users and questioned whether usage statistics exist comparing Mount Pleasant residents to those from neighboring communities, both for recreation facilities and the library.

In response, Dawn stated that the library currently has about 2,988 active cards, of which approximately 1,855 (62%) belong to Mount Pleasant residents and about 40% to non-residents.

The proposed \$50,000 tax increase would primarily cover an existing \$20,000 shortfall and upcoming building maintenance needs. Dave Oxman also stated that a lot of programs that provide funding are also ending, this would help with that loss.

Jeff McDonald voiced strong support for the local library, stating he would never want to see it shut down. He agreed with many of Claudia Jarrett's concerns and noted from his experience on the City Council that the recreation department historically operated at a deficit of \$60,000–\$120,000 per year. While he values both recreation and the library, he emphasized that the library should be prioritized because of its clear community benefit.



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Jeff also expressed concern about city spending, citing the new cemetery bathroom as an example of a project he felt was unnecessary and costly, even with grant funding. He urged the council to explore alternatives to a property tax increase, such as seeking contributions from nearby cities like Moroni and Fairview, since their residents also use the library. He concluded that there must be another way to support the library without placing additional financial burden on Mount Pleasant citizens.

Maria Rhea, a local small business owner expressed concern about the impact of rising property taxes on *businesses and residents*. *They explained that higher taxes would force them to raise prices, making it harder to remain competitive with other businesses that receive broader funding support.*

She also worried about the effect on landlords, who may have to raise rents on duplexes and other properties to cover increased tax costs. While acknowledging that tax increases are sometimes necessary, she stressed that the combined burden of city and school district tax hikes is hitting the community especially hard and urged the council to consider alternatives.

Jeff McDonald further explained that tax revenue naturally grows with a strong economy and rising property values, as assessments increase over time. He argued that this natural revenue growth, combined with budget adjustments in less critical areas, should be used to prioritize essential services like the library rather than raising property taxes.

He cautioned against raising library card fees, noting it could discourage middle-income families from using the library. Instead, he urged the council to make spending priorities clearer, consider fundraising, and seek financial support from neighboring cities that also benefit from.

A question was raised about whether the school district still uses the library. Dawn clarified that in the past, students would walk over, read a book, and return it, but since the new elementary school is farther away, they no longer do so. However, the Head Start program continues to use the library.

Jeff Parish stated that if more citizens were concerned about the proposed tax increase, they would be attending the meeting.

The mayor noted that another option would be to approve half of the increase this year and consider the other half next year.

Councilman Cade Beck asked if it would be possible to raise property taxes for this year and then lower them the following year. Debbie James responded that she had investigated it, and confirmed it is possible to reduce the rate again in a subsequent year.

The mayor asked for any further comment. The public hearing was closed.

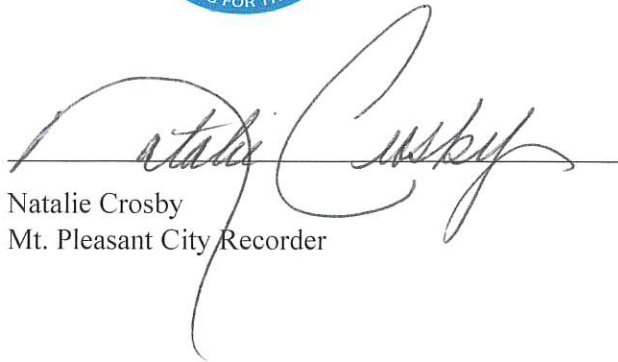
Motion to close motion by Russell G. Keisel seconded by D. Lynn Beesley

Motion Carried

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A handwritten signature in black ink, appearing to read "Natalie Crosby". The signature is written over a horizontal line.

Natalie Crosby
Mt. Pleasant City Recorder