

Minutes of the meeting of the Logan Municipal Council convened in regular session on Tuesday, February 3, 2026, in the Logan Municipal Council Chambers located at 290 North 100 West, Logan, Utah 84321 at 5:30 p.m. Logan Municipal Council Meetings are televised live as a public service on Channel 17 and the City of Logan YouTube channel at: go.loganutah.gov/CouncilMeetings

Councilmembers present at the beginning of the meeting: Chair Mike Johnson, Vice Chair Ernesto López, Councilmember Jeannie F. Simmonds, Councilmember Katie Lee-Koven, and Councilmember Melissa Dahle. Administration present: Mayor Mark A. Anderson, City Attorney Craig Carlston, Finance Director Richard Anderson, and Deputy City Recorder Esli Morales.

Excused: City Recorder Teresa Harris.

Chair Johnson welcomed those present. There were approximately 12 people in attendance at the beginning of the meeting.

OPENING CEREMONY:

Chair Johnson led the audience in the pledge of allegiance.

Meeting Minutes. Minutes of the Council meeting held on January 20, 2026 were reviewed and approved.

Meeting Agenda. Chair Johnson announced there are two public hearings scheduled for tonight's Council meeting. A motion was made to amend Agenda Item 11 with the Closed Session occurring first.

ACTION. Motion by Councilmember Simmonds seconded by Councilmember Dahle to amend tonight's Agenda Item 11 and approve minutes from the January 20, 2026 Council meeting as presented. Motion carried by roll call vote (5-0).

Dahle: Aye

Johnson: Aye

Lee-Koven: Aye

López: Aye

Simmonds: Aye

Meeting Schedule. Chair Johnson 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, February 17, 2026.

QUESTIONS AND COMMENTS FOR MAYOR AND COUNCIL:

Chair Johnson 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.

Joshua Molitor, a resident of Logan, read the definition of political posturing. He expressed concerns about developers and their impact on the Logan General Plan, which he feels may have a negative influence on the Plan. Moreover, he expressed concerns about developers buying the future of the City via property.

Matthew Fatusei, a resident of Logan expressed interest in a vacant custodian position within the City. He also inquired about how to acquire a business license.

Mayor Anderson responded that he would email Mr. Fatusei with further information.

Linda Johnson, a resident of Logan thanked the Council for voting for community centers. She is grateful for the community we have. She said that people on so many levels are willing to donate their time and talents. She would like to see future funding toward a recreation center. She would like to see more opportunities within the City.

Mayor Anderson stated that he would reach out to Ms. Johnson.

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

MAYOR/STAFF REPORTS:

Mayor Anderson stated that the 250th Anniversary of our nation is approaching. Many activities and volunteering opportunities are being planned. The community is invited to participate once they are available.

No further Mayor/Staff Reports were provided.

COUNCIL BUSINESS:

Planning Commission Update – Councilmember Simmonds

Councilmember Simmonds reported that the only item discussed by the Planning Commission is on the agenda.

Council Announcements – Chair Johnson (18:08)

Councilmember Dahle announced that there are two vacancies on the Parks & Recreation Board. For further information, please contact Gloria Chacon at gloria.chacon@loganutah.gov.

Vice Chair López stated that on January 21st, the Logan Youth Council visited the Capitol with local officials, including Jason Thompson, Utah State Representative. The Youth Council was welcomed during one of the representative hearings. He said this event is the highlight of the year for the youth and the Council is delighted that they have been able to support the Youth Council.

Councilmember Simmonds explained that the City is no longer part of funding the Airport Authority Board, but the City still holds two Airport Board seats. The positions on the board are to be filled by those who have qualifications and who serve the community's interests.

Chair Johnson invited the community to attend the neighborhood meetings addressing the General Plan. The first meeting will be held at Ellis Elementary in February 4th at 6:30 p.m., February 11th at Wilson Elementary at 7 p.m., and February 19th at Hillcrest Elementary at 6:30 p.m. He also expressed gratitude for being able to attend the Audit Committee meeting and learn how departments/staff are handling cash and procedures appropriately. The philosophy of the finance department is to *be cautious* with funds in preparation for the future.

No further Council Business items were presented.

ACTION ITEMS:

PUBLIC HEARING - Consideration of a proposed resolution to approve Library Fees – Resolution 26-02 – Michael Sauers, Library Director (25:27)

Michael Sauers, Library Director summarized that the Library Board has proposed lowering the non-residential fee of \$163 to \$125.

Councilmember Simmonds requested an explanation of why the fee is being lowered and why the formula is now being changed.

Mr. Sauers replied that the \$163 non-residential fee was based on an outdated formula based on the average property taxes. The information was brought to the Library Board, which led to a discussion on what an appropriate fee and implementation in the fiscal year would be.

Councilmember Simmonds inquired why the board felt that lowering the fee was appropriate. There is no definition of other fees; the cost simply is a flat fee, so why should it be adjusted.

Chair Johnson remarked that rate studies are based on specific information.

Councilmember Simmonds clarified that those are rates, not fees; there is a difference.

Mr. Sauers confirmed that most library fees are based on reason. However, for example, ten cents a day for an overdue book, there is no specific reasoning; it simply is. Most of the fees charged cover the cost of makerspace materials. The intention for the original research was not to change the fee but rather have a specific reasoning as to why.

Councilmember Simmonds expressed concerns that lowering the cost and increasing access to the library could negatively impact on the library's ability to serve our residents with the physical/electronic resources residents pay. The understanding is that the majority of county residents who don't have access to the library are primarily using electronic resources and not using the physical Providence library.

Mr. Sauers agreed but noted that the physical collection in Providence is small. The reason many non-residents want a library card is not for digital resources but for physical resources. Admittedly, he cannot say that the use of digital resources will not go up. In theory, the more cardholders we have, the more usage there will be.

Councilmember Lee-Koven asked if there are only 650 non-resident cardholders.

Mr. Sauers answered that last year approximately 140 non-resident cards were sold.

Vice Chair López requested clarification on whether the cards sold were household cards.

Mr. Sauers clarified that these were household library cards. However, potentially a few more cards could have been sold as there are quarterly cards that are sold, but they are hard to track.

Councilmember Lee-Koven requested confirmation that the revenue from non-resident cardholders is about \$18,000.

Mr. Sauers confirmed that \$18,000 is the estimated revenue.

Councilmember Lee-Koven said with the proposal of a lower fee, if more non-residents would purchase a library card, and if there is a plan in place to make non-residents aware of the reduced fee. In contrast, there is a plan to educate or promote to our residents what resources and programs are offered by the library. Is there a plan in place to maximize resident usage, and if that use goes up, what will occur if non-resident usage occurs at the

same time. The goal is for more usage of the library. Furthermore, with the difference of \$38 would 100 more cards would have to be sold to make up for the difference in revenue. She would prefer more consideration for growing usage of the library, which could include a change in fees, but that should not be the number one priority.

Mr. Sauers responded that from his point of view, by lowering the non-resident fee, this would not be the primary way to increase card holders. This would only marginally increase library card holders.

Councilmember Dahle requested confirmation on whether non-residents can use the makerspace as well.

Mr. Sauers clarified that any person can use the makerspace, a fee for material use is paid.

Chair Johnson opened the meeting to a public hearing.

Kelsei Fittner, a resident of Logan and a member of the Library Board, addressed the Council. She stated that consideration started with the potential closure of the Cache Valley Library. The hope is to provide library services to those who may lose access or have limited access to a library. Lowering the fee should have minimal impact on the budget, and there would be a limited impact on book circulation. There are many inquiries about library cards, and there is usually shock and disbelief upon hearing the fee. Even with the fee being lowered, it will still be unaffordable for many. The fee of \$125 will never match the contribution of taxpayers, nor will it ever be affordable for those who need it. She feels the best that we can do is try to find the middle ground and continue to be good neighbors to our community as a whole.

Joshua Molitor, a resident of Logan understands the financial bind for the residents of Logan. He supports lowering the fee for non-residents.

Christopher Scheer, a resident of Logan and member of the Library Board, addressed the Council. He feels the most ethical and just decision for the Council to make is to lower the fee. He is not in agreement with increasing the fee, which is focused on usage. Rather, he aspires to an ideology to access library services. Access is the governing precept of the Logan Library. Non-residents pay a fee, and not only that, but they also pay an additional service charge, every time they renew their card. The previous library fee was based on an outdated algorithm. The Logan Library is committed and dedicated to residents while maintaining access to all.

David Welch, a resident of Logan and member of the Library Board, addressed the Council. He thanked the Council for their service. He is in favor of increasing the non-resident fee to \$135 to match that of Logan resident households. He feels this is fair and would include the service surcharge fee. This would help offset capital improvements to

the library. This will ensure that residents are not subsidizing non-residents. There is an economic benefit as non-residents stop at the library, putting gas, and visiting shops. By keeping resident fees accessible, we are inviting new money into our community. When we open our doors, we invite the community, diversity, and usage of the library. Libraries exist to provide a platform for opportunity, education, and connection. The library's true value is found in its use and he feels the \$135 is fair to all.

Linda Johnson, a resident of Logan, is not opposed to the change of fees. She agreed that \$125 plus the \$10 transaction fee will not greatly increase the library patronage. She was grateful that the fee was reviewed. She thinks it's a wonderful idea to increase residents' use of library services and she would like the fees to be reviewed yearly as suggested.

Michael, a resident of Logan, agreed that the City is a business but also a community.

There were no further comments and Chair Johnson closed the public hearing. ([53:15](#))

Chair Johnson hypothesized that if resident library usage doubles, what would that do to the budget, and would the non-resident fee remain as is, or would taxes need to be increased.

Mr. Sauers replied that if they had a 100% usage, and the patron usage doubled, there would be more pressure on staff and the collection.

Chair Johnson asked if the fee is a fair argument to make, given that is what all residents are paying.

Mr. Sauers said it is not a fair argument to make all residents pay for the services regardless of their use.

Chair Johnson said a proposed tax increase is being contemplated, and if the library levy goes up by 2% would that be factored in.

Richard Anderson, Finance Director, confirmed that a property tax increase is potentially being contemplated and if implemented, the property tax may go up if the 2% is factored in.

Councilmember Lee-Koven requested opinions from the Council by those who have served on the library board.

Vice Chair López said the library board truly cares about the library on how it functions, its reach, and impact on the community. However, he is ruminating on several words stated today, such as affordable, ideology, and ethical. Should the fee be affordable, or the basis be on ideology and ethics. He deeply respects the board and knows they approached the subject seriously.

Chair Johnson appreciated the library board comments made this evening.

Councilmember Simmonds understands the board's desire for further access, but she is also a resident of Logan. She remembers two ballot initiatives for a county-wide library, and twice, the County residents voted against it. Thus, the City went ahead and built a library without the County. There is a part that is in favor of access, but another part that recalls the sacrifice of residents. She would prefer to wait to decide until the County determines what will occur with the County Library.

Councilmember Lee-Koven agreed with Councilmember Simmonds sentiments about being torn between providing access and being a good neighbor but acknowledging the commitment that residents of Logan take to fund the library. She would like the Council to consider whether the goal is to improve the use of the library by our residents and how we can accomplish that goal. Her primary concern is whether the fee is reduced; will that accomplish anything without a purposeful goal. It would be good to know what the library will propose and how the Council can support that initiative. It would also be prudent to have a discussion with the County Council.

Councilmember Simmonds remarked that Hyde Park, North Logan, Smithfield, Hyrum, Lewiston and Mendon, have all built their own libraries.

Chair Johnson agreed there is no easy answer as there are valid competing concerns. His primary concern is that if the City changes the fee, this will be the final nail to close the County library.

Mayor Anderson commented that an Audible subscription is \$180 per year. Kindle Unlimited subscription is \$144 per year. The USU library charges a \$100 fee per year per student. They collect approximately \$2 million per year. Whatever the Council ultimately determines, they will make it work.

Mr. Sauers clarified that the public can purchase a USU card.

Vice Chair López said if the fee hasn't changed in 20 years, yet the fee remains fixed. Would this be an accurate assessment.

Richard Anderson, Finance Director, responded that in terms of cost that is an accurate assessment.

Vice Chair López stated that property taxes have gone up in past years, and the Council is potentially contemplating another tax raise.

Chair Johnson said the Chair of the Library Board stated that “The library covers 40% of the County in Providence, River Heights, Millville, and Paradise, and the County at large residents who are not already covered by a purchased City library card.”

Councilmember Dahle also expressed similar sentiments to the rest of the Council. She said it is ethical to offer it to people, but it is also ethical to protect our citizens and provide them with a service. She is in favor of postponing a decision until the County has made a decision on its library.

ACTION. Motion by Councilmember Dahle seconded by Councilmember Simmonds to continue Resolution 26-02 to August 18, 2026 without a public hearing and after a decision has been made by the County on the future of a library. Motion carried by roll call vote (5-0).

Dahle: Aye

Johnson: Aye

Lee-Koven: Aye

López: Aye

Simmonds: Aye

PUBLIC HEARING - Budget Adjustment FY 2025-2026 appropriating: \$7,142 funds received for police overtime shifts - Resolution 26-03 – Richard Anderson, Finance Director ([1:14:54](#))

At the January 20, 2026 Council meeting, Finance Director Richard Anderson addressed the Council regarding the proposed budget adjustment.

Chair Johnson opened the meeting to a public hearing.

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

ACTION. Motion by Councilmember Simmonds seconded by Vice Chair López to approve Resolution 26-03 as presented. Motion carried by roll call vote (5-0).

Dahle: Aye

Johnson: Aye

Lee-Koven: Aye

López: Aye

Simmonds: Aye

No further action items were presented.

WORKSHOP ITEMS:

Budget Adjustment FY 2025-2026 appropriating: \$410,166 electric reserves toward a line truck replacement; \$470,520 golf course reserves toward the purchase of new golf cart - Resolution 26-04 – Richard Anderson, Finance ([1:15:21](#))

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

Mayor Anderson said that it would cost the City more to purchase a replacement in 2 years than it would be to purchase now. Furthermore, it will take 2 years for the electric vehicle to be ordered and arrive.

Mr. Anderson confirmed that it was better to purchase now.

Chair Johnson inquired if this would be a new electric vehicle.

Mr. Anderson explained that the original contract party fell through resulting in the vendor reaching out to the City. The vehicle will be purchased with electric fund reserves, and in the next fiscal year, funds will be returned to the reserve.

Chair Johnson asked if the Finance Director is comfortable with the electric fund reserves being used.

Mr. Anderson explained the reserves are measured by upcoming projects that are calculated as funding spent, even if the funding has yet to be spent. There are some concerns, and we need to be cautious, but he is comfortable with the proposal. The commitment is to purchase the vehicle and ensure the funding is returned to next year's fiscal budget.

Mr. Anderson summarized the purchase of 60 new golf carts that are acid battery-powered, which will allow the Golf Course to host a full golf tournament with two carts at each hole. Unfortunately, the lithium battery-powered golf carts are about \$30,000 more per year, and the current price structure is rather incomprehensible at this time.

Chair Johnson inquired about the cost of leasing golf carts for the last 10 years.

Mr. Anderson replied that the cost of leasing per year was \$75,000. The intent is to return to the Council in 3 years to sell the purchased golf carts and purchase lithium battery-powered golf carts. There are advantages to lithium battery-powered golf carts, such as charging faster, but there are costs associated with that.

Vice Chair López requested confirmation on what type of golf carts are being purchased.

Mr. Anderson answered that lead-acid battery-powered golf carts are being purchased.

Councilmember Simmonds said the cost of leasing a cart in the past offset the lease cost and inquired if that would be the case if the carts were purchased.

Mr. Anderson confirmed that the rental revenue will go up as they are newer carts and people will enjoy them more. The current revenue is \$360,000 per year from cart rentals. It is an important revenue source. Furthermore, there are guaranteed buyback options that help maximize the return.

Councilmember Simmonds asked if the golf carts have resale value even with a lead battery.

Mr. Anderson confirmed there is resale value even with a lead-acid battery since there are conversion kits. Upon evaluating the differential costs between lithium and lead acid, the cost associated is not the battery.

Jeffrey John, Golf Pro at the Logan River Golf Course stated that a lithium battery-powered cart is 600 pounds lighter. The resale is great for a lead-acid battery-powered golf cart. However, the lithium battery-powered golf cart is better on turf and has less turf compaction. Furthermore, lithium batteries are cheaper to charge and have more user hours than lead-acid batteries.

The proposed resolution will be an action item and public hearing at the February 17, 2026 Council meeting.

LOGAN CROSSROADS REZONE – Consideration of a proposed zone change. Josh Barnes/KLJB LLC, authorized agent/owner is requesting a zone change of 4.54 acres located at 790 & 796 South Main from Commercial (COM) to Mixed Use (MU) in the Woodruff Neighborhood – Ordinance 26-05 – Aimee Egbert, Planner (1:28:60)

Aimee Egbert, Planner, addressed the Council regarding the proposed rezone.

Ms. Egbert explained that the subject property consists of two parcels situated near the Hwy 89/91 “Y” intersection and is currently designated Commercial in the City’s Future Land Use Plan. One parcel is vacant and the other contains commercial-use structures. Access to the site is anticipated through a planned frontage road (80 East), with the property abutting Providence City on the east. The Mixed Use zone allows integrated residential and commercial development, with enhanced pedestrian design standards, public gathering space requirements, and multi-story building forms. The MU zone requires residential components whereas the COM zone only allows them in limited vertical mixed-use configurations.

Planning Considerations:

- The site's infill location supports coordinated redevelopment near goods, services, and employment opportunities.
- Mixed-use development may function as a transition between the Main Street corridor and adjacent neighborhoods.

- MU zoning allows increased height and more flexible design compared to COM.
- Future UDOT intersection modifications may increase visibility and commercial opportunity at this location.
- No development plan is proposed at this stage; future projects must meet MU standards and undergo design review.

On January 22, 2026, the Planning Commission recommended approval to the Municipal Council (5-0).

Chair Johnson asked where on the map is the proposed Y-intersection.

Aimee Egbert, Planner referenced the slide showcasing the proposed/draft Y-intersection.

Councilmember Simmonds requested confirmation that the commercial floor must face the highway.

Ms. Egbert confirmed that the commercial space must face the highway.

Chair Johnson requested confirmation that staff recommended approval.

Ms. Egbert confirmed that staff recommended approval.

The proposed ordinance will be an action item and public hearing at the February 17, 2026 Council meeting.

No further workshop items were presented.

OTHER CONSIDERATIONS:

No further considerations were discussed.

The meeting adjourned to a Closed Session at 7:05 p.m.

ACTION. Motion by Councilmember Simmonds seconded by Councilmember Dahle to move to a Closed Session to discuss potential litigation and property acquisition. Motion carried by roll call vote (5-0).

Dahle: Aye

Johnson: Aye

Lee-Koven: Aye

López: Aye

Simmonds: Aye

The meeting reconvened at 7:54 p.m.

ACTION. Motion by Councilmember Simmonds, seconded by Councilmember Dahle to reconvene the meeting at 7:54 p.m. Motion carried by roll call vote (5-0).

Dahle: Aye

Johnson: Aye

Lee-Koven: Aye

López: Aye

Simmonds: Aye

ADJOURNED:

There being no further business, the Logan Municipal Council adjourned at 7:55 p.m.

Teresa Harris, City Recorder