Logan Municipal Council
Budget Workshop Meeting Minutes for May 12, 2026

Minutes of the meeting of the Logan Municipal Council convened in a budget workshop meeting on Tuesday, May 12, 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 streamed on the City of Logan YouTube channel at: go.loganutah.gov/CouncilMeetings

<u>Meeting Attendance</u>

Approximately five individuals were in attendance the start of the meeting. Chair Mike Johnson called the meeting to order and welcomed those in attendance.

Council members present:

- Chair Mike Johnson
- Vice Chair Ernesto López - Excused
- Councilmember Jeannie F. Simmonds
- Councilmember Melissa Dahle
- Councilmember Katie Lee-Koven

Administration present:

- Mayor Mark A. Anderson
- Finance Director Richard Anderson
- City Recorder Teresa Harris

<u>Call to Order: Chair Mike Johnson</u>

<u>Overview of general budgetary issues: Richard Anderson, Finance Director</u>

Finance Director Richard Anderson explained that the budget is divided into several major sections:

- **Mayor's Budget Proposal**
  - Located at the front of the budget document and presents the Mayor's recommended budget.
- **Citywide Budget Summary**
  - Includes a one-page overview of the entire city budget.
  - Total proposed balanced budget: **$219,847,429**.
  - Staff emphasized that state law requires cities to adopt a **balanced budget**, meaning all revenues and expenditures must align.
- **Individual Fund Summaries**
  - Approximately twenty pages provide summaries for each city fund.
  - Staff explained that funds function similarly to separate business units within a larger organization.

Fund Organization and Restrictions

Mr. Anderson explained that while the city budget appears large as a whole, many funds are legally restricted and cannot be used interchangeably.

Examples discussed included:

- **General Fund**
    - Supports core city services including:
        - Police
        - Fire
        - Public Works
        - Parks and Recreation
        - Community Development
        - Administrative functions such as Finance, Human Resources, and Legal services
- **Library Fund**
    - Restricted by state law and can only be used for library-related services and operations.
- **911 Fund**
    - Restricted solely to emergency communication services and operates as a self-sustaining fund.
- **Special Governmental Funds**
    - Includes entities such as redevelopment agencies with expenditures limited to their authorized purposes.
- **Enterprise Funds**
    - Includes utilities and similar operations with strict legal limitations regarding use of funds.

He emphasized that the total budget amount can create the impression that funds are broadly available, but many revenue sources are restricted and cannot simply be transferred to unrelated city needs.

Budget Limitations and Service Needs

Staff discussed the challenge of balancing limited resources against community needs and service demands.

Examples cited included:

- Additional police staffing needs
- Future fire service expansion and station needs
- Additional park improvements and community programs
- Other service enhancements desired throughout the city

He noted that although the city budget exceeds **$219 million**, the city must prioritize available resources and operate within funding limitations.

Detailed Budget Pages

Mr. Anderson reviewed the detailed budget section beginning around page 24 of the budget book.

The detailed section includes:

- Revenue and expenditure line-item information
- Detailed account descriptions
- Additional notes for larger budget categories when further explanation is needed

Budget comparison columns include:

- **2025 Actual**
- **2026 Year-to-Date Actual**
- **2026 Adopted Budget**
- **Department Proposed Budget**
- **2026 Estimated Budget**
- **2027 Mayor Proposed Budget**

Mr. Anderson explained the purpose of each category:

- **2025 Actual**
    - Provides historical spending context.
- **2026 Year-to-Date**
    - Reflects current spending activity through approximately late April and is incomplete.
- **Department Proposed**
    - Initial departmental requests submitted during the budget process.
    - Staff indicated this information can be incomplete because certain calculations and adjustments occur later.
- **2026 Estimated**
    - Reflects changes and amendments made throughout the budget year.
- **2027 Mayor Proposed**
    - Represents the administration's recommended budget for council consideration.

He recommended that council primarily compare:

- **2026 Adopted Budget**
- **2027 Mayor Proposed Budget**

while using all other columns to provide context and historical reference.

Capital Projects and Rolling Stock

Mr. Anderson explained that following the detailed budget information are sections related to:

- Capital improvement projects
- Rolling stock and vehicle replacement schedules
- Equipment replacement plans

These schedules include:

- Funding sources
- Account information
- Estimated timing of projects
- Multi-year planning projections

Long-Term Planning Discussion

Council discussed the capital project schedule and the distinction between shorter-term and longer-term planning.

Discussion points included:

- The formal capital schedule includes a **five-year planning horizon**, but some departments project needs much farther into the future.
- Longer-range projections may identify projects **6–20 years out**.
- These longer-term items are considered less certain and subject to change.

Council noted several benefits of maintaining longer-range projections:

- Provides residents with general expectations regarding future infrastructure work.
- Helps staff identify projects in the planning pipeline.
- Allows departments to coordinate projects.

Examples discussed included:

- Coordinating road reconstruction projects with:
  - Stormwater improvements
  - Water system improvements
  - Sewer infrastructure improvements

Council noted that coordinated infrastructure planning can reduce repeated road construction and improve efficiency.

Fraud Risk Assessment: Richard Anderson, Finance Director

- Mr. Anderson presented the annual state-required fraud risk assessment review to the Council. Logan City received a score of **355 out of 395 points**, placing the City in the **low to very low fraud risk category**.
- Mr. Anderson explained that Logan performs well in key areas including:
    - Conflict of interest policies
    - Procurement policies
    - Ethical behavior standards
    - Internal controls and audit practices
- Two areas where additional points could potentially be earned were discussed:
    - Councilmember participation in fraud prevention training within a four-year period.
    - Written ethical behavior acknowledgments from all city employees.
- Mr. Anderson noted that obtaining full compliance for every employee, including full-time, part-time, and temporary staff, would be difficult to maintain and is not currently considered practical.
- Council members were encouraged to complete available fraud training and submit confirmation so records can be maintained for future assessments.
- Mr. Anderson confirmed the City maintains a **fraud hotline** and periodically sends reminders to employees regarding reporting procedures and fraud awareness.
- Additional discussion emphasized that while state assessment tools provide a general framework, the City also relies on other internal controls and Audit Committee practices designed to prevent and deter fraud.
- Mr. Anderson noted professional efforts to strengthen fraud prevention, including expertise in identifying fraud risks and opportunities.
- Discussion also addressed the increasing sophistication of fraudulent activity, including phishing and scam attempts, with Mr. Anderson reporting that the City receives **20–30 suspicious emails per day** attempting to obtain money or information.
- Mr. Anderson emphasized that fraud prevention efforts focus on:
    - Deterring fraudulent activity
    - Maintaining strong policies and procedures
    - Preparing employees to recognize risks
    - Strengthening internal controls where possible
- It was noted that completely eliminating all fraud opportunities is unrealistic; the City's approach is to minimize risk and remain proactive.

Pay for Performance: Richard Anderson, Finance Director

- Rich Anderson reviewed the proposed employee compensation structure included in the budget. The proposal includes:

- **3% allocated for pay-for-performance increases**
- **2% allocated for market adjustments**

- Mr. Anderson explained that the two categories are separated because not all employees receive the same adjustments:
- **Pay-for-performance increases** are based on employee performance evaluations, with stronger performance resulting in larger increases.
- **Market adjustments** are used to address compensation competitiveness, recruitment and retention concerns, and department-specific staffing needs identified by Human Resources and department leadership.
- Council discussion included questions regarding how the City was able to fund the proposed compensation increases.
- Mr. Anderson explained that funding for the proposed increases was made possible largely through:
- Conservative revenue forecasting practices used in prior years
- Revenue growth and adjustments to revenue projections
- Increased confidence in projected revenues, particularly within sales tax and other funding sources
- Mr. Anderson noted that sales tax remains the City's largest General Fund revenue source and that while it is volatile, projections have been adjusted to be somewhat more aggressive while still maintaining a conservative approach.
- It was explained that prior conservative projections allowed excess revenues to be directed toward capital projects, creating flexibility in future budget planning.
- Mr. Anderson indicated that the State has recently expressed concerns regarding local governments maintaining larger reserves and accumulating excess funds for future projects.
- Discussion included the governmental concept of **inter-period equity**, which suggests that those receiving the benefit of services or infrastructure should also bear the related costs.
- Mr. Anderson noted differing perspectives regarding long-term capital funding strategies, including:
- Pay-as-you-go funding through reserves
- Financing projects through debt or bonding
- Maintaining a balanced approach between reserves and debt
- Council discussed the challenges cities face in adapting to changing State guidance regarding reserve levels and financial practices, noting that frequent changes can create long-term planning difficulties.
- No formal action was taken; discussion was informational and intended to provide budget context for Council consideration.

Workshop Items

Consideration of a proposed resolution approving member contributions to the Utah Retirement Systems Contributory Retirement Plan FY 2026-2027 – Resolution 26-16 – Ambrie Darley, Human Resource Director

Ambrie Darley, Human Resource Director addressed the Council and explained the proposed resolution.

- Ms. Darley presented information regarding the annual resolution required for employee retirement contributions through the **Utah Retirement Systems (URS)**.
- Ms. Darley explained that Logan City participates in the state retirement system and is required each budget year to adopt a resolution establishing the City's employee contribution pickup practices.
- Discussion included clarification regarding **Tier 1** and **Tier 2** employee classifications:
- Employee tier status is determined by **URS eligibility dates**, not by Logan City.
- Employees who became eligible through any URS employer **prior to July 2011** are classified as **Tier 1** members.
- Employees becoming eligible **after July 2011** are classified as **Tier 2** members.

- Ms. Darley explained the City's current contribution structure:
- Logan City pays **100% of required employee contributions for Tier 1 members**.
- **Tier 2 employees are responsible for their employee contribution portion**, while the City continues paying the employer-required portion.
- Council discussion included questions regarding employer contribution rates and differences among employee categories.
- It was explained that employer contribution percentages vary based on employee classifications, including:
- Public employees
- Public safety employees
- Firefighters
- Council was informed that the URS contribution resolution would return for formal consideration during the budget adoption process on June 16, 2026 which will also include a public hearing.

Consideration of a proposed ordinance adopting salary schedules for Logan elected and executive municipal officers FY 2026-2027 – Ordinance 26-08 – Ambrie Darley

- Ms. Darley presented information regarding the annual ordinance required to establish salary schedules for elected officials and municipal officers.
- Ms. Darley explained that the Council is required to approve salary schedules for the upcoming budget year, including compensation for elected officials and salary ranges for municipal officers.
- Proposed compensation adjustments for the upcoming fiscal year included:

    - **Council member annual salary: $21,605** with the continuation of a **$300 annual vehicle allowance**
    - **Mayor annual salary: $130,914.32** with a **$6,000 annual vehicle allowance**
- Discussion clarified that the proposed increases represented a **5% adjustment**, consisting of:
    - **3% pay-for-performance allocation**
    - **2% market adjustment**
- Ms. Darley explained that the recommendation reflected efforts to address historical compensation levels. It was noted that council members had previously gone approximately **10 years without salary increases**, placing compensation lower than comparable communities.
- Comparative examples from surrounding communities were discussed:
    - **Cache County Council** members currently receive approximately **$24,000 annually**, with additional compensation for the chair position.
    - **Ogden City Council** members receive approximately **$24,822 annually** and are eligible for benefits.
    - **Lehi City Council** compensation was also discussed and includes employee benefits.
- Discussion noted that Logan City council positions are **part-time positions without benefits**, while benefits offered by some communities may represent a significant additional compensation value.
- Ms. Darley stated that the recommendation was intended to help maintain competitive compensation and encourage qualified individuals to seek elected office in the future.
- Council discussion included comments regarding public perception of elected official compensation and recognition of the service provided by council members.
- Council was informed that the proposed ordinance would return for formal consideration during the budget adoption process on June 16, 2026 which will also include a public hearing.

Logan City budget transfers Fiscal Year 2027 – Richard Anderson

- Mr. Anderson reviewed the City's transfer policy, noting that transfers are made from enterprise funds to support general city services.
- Current transfer rates include:
    - Sewer Treatment Fund: **5.5%**
    - Water Fund: **7%**
    - Environmental Fund: **8%**
    - Electric Fund: **8%**
- He explained that while transfers can be a complex and sometimes controversial topic, they provide an important source of indirect funding for city operations.

Purpose of Transfers

- Transfers help offset costs associated with providing services to:
    - Nonprofit and tax-exempt organizations that do not pay property taxes.

    - Governmental entities and institutions located within Logan.
    - Services provided outside city boundaries.
- Utah State University was referenced as an example of a major community asset that occupies significant property within the city but does not contribute property tax revenue.

Financial Impact

- Mr. Anderson explained that transfers generate approximately **$7 million annually**.
- Without transfers, the City would face significant impacts, including:
    - Major reductions in services such as police, fire, public works, and parks.
    - Significant property tax increases to replace lost revenue.
- Discussion emphasized that eliminating transfers would shift costs from utility users and tax-exempt entities directly onto property taxpayers.

Ratepayer Considerations

- Mr. Anderson stated that utility rates should remain competitive and reasonable for customers.
- As long as rates remain comparable to other providers, transfers help support city services while maintaining affordable utility costs.
- Enterprise fund transfers are incorporated into utility rate studies.

Administrative Support and Shared Services

- Council discussion noted that enterprise funds benefit from shared city resources, including:
    - Administrative services
    - Legal support
    - Technology services
    - Risk management
    - Mayor and executive support
- Administrative fees are charged separately from transfers; however, not all support costs are fully recovered.

Transfer Policy History

- The current transfer structure was established by **Ordinance 15-40 in 2015**.
- Mr. Anderson stated that transfer percentages have generally decreased over time and have remained unchanged since 2015.
- Previous efforts included separating administrative fees from transfer calculations for greater transparency.

Council Discussion

- Council members asked whether transfer levels should be reviewed periodically.
- Mr. Anderson indicated the City should continue monitoring transfers to ensure they do not become disproportionately large relative to other revenue sources.
- Discussion also included whether transfer practices are common among municipalities.
- Mr. Anderson noted transfers are common among cities operating municipal electric utilities but have become more closely scrutinized by the State Auditor's Office.
- State requirements now include public notice and discussion of transfers during the annual budget adoption process.

Next Steps

- Transfers and administrative fees will be reviewed again during the budget public hearing process.

<u>Fiscal Year 2026-2027 Budget Workshop Department Presentations</u>

Parks and Recreation – Russ Akina

- Mr. Ross provided an overview of the Parks and Recreation Department, which includes:
    - 47 parks totaling more than 360 acres
    - 14 rights-of-way areas
    - Three facilities: golf course, cemetery, and plaza facilities
    - Approximately 30 miles of trails
    - Various recreation programs and special events

Budget Highlights

- Recreation Center:
    - Entering the second year of the no-fee lease agreement with the school district.
    - Public use hours remain Monday–Friday evenings and Saturdays.
- Cemetery Improvements:
    - Continued work on irrigation upgrades to improve efficiency.
    - Future improvements include columbarium and cremation garden options, indoor restroom facilities, and dedicated office space for patrons.
- Golf Course Improvements:
    - Golf cart replacement program completed.
    - Long-term irrigation system upgrades and driving range improvements continue.

Current Projects (FY26)

Mr. Ross reviewed projects completed or currently underway:

- Maple View Park playground installation underway
- Disc golf course restroom and pavilion project progressing
- Willow Park Sports Complex pavement improvements completed
- Trapper Park trail bridge completed in late 2025
- 1800 South Trail and Spring Creek Trail completed
- Logan River Golf Course cart path replacements ongoing
- Aquatic Center leisure pool boiler replacement completed in preparation for Memorial Day opening

Trapper Park / Trail Discussion

- Staff indicated Trapper Park is anticipated to reopen on June 1, pending completion of:
    - Canal pipe improvements
    - Riverbank restoration work
- A neighborhood ribbon-cutting event is planned following reopening.

Kunzler Trail / Willow Lakes Discussion

- Council discussed trail funding, alignment, and development responsibilities involving Willow Lakes.
- Staff explained:
    - Grant funding and developer obligations are helping advance the project.
    - The trail project is intended to ultimately connect to 600 South.
    - Questions remain regarding final alignment details and accessibility concerns, including possible stairs versus accessible alternatives.
    - Additional clarification on agreements and obligations will be provided.

Capital Improvement Program Discussion

- Council discussed future capital project priorities, including Foothill Park development.
- Staff explained:
    - Capital projects are prioritized through collaboration among department staff, the Parks Board, administration, Council direction, and available grant opportunities.
    - The Capital Improvement Program is a living document and priorities may shift based on funding opportunities and community needs.
    - Grant funding often accelerates projects that may otherwise occur later.

Additional Discussion

- Council members discussed potential aesthetic improvements at the golf course and acknowledged community interest in future park development projects.

- Staff noted available funding currently supports approximately $485,000 annually for ongoing park and recreation capital priorities.

Fire – Chief Nate Thompson

Department Structure & Staffing

- Fire Department has **72 personnel total**:
  - **60 suppression staff** cross-trained as EMTs/paramedics across three battalions.
  - **5 administration staff**
  - **4 Fire Prevention Bureau staff**
- Fire Prevention Bureau was reorganized with:
  - Fire Marshal
  - Deputy Fire Marshal
  - Fire Inspector
  - Full-time receptionist position created through budget reallocations with no additional taxpayer impact.

Fire Prevention & Inspection Program

- Fire Prevention Bureau conducts:
  - More than **3,000 annual inspections**
  - Plan reviews
  - Special event reviews
  - Public education efforts
- Staff noted increased workload due to city growth and additional businesses requiring ongoing annual inspections.
- Discussion included:
  - Current inspection fees generate approximately **$40,000 annually**
  - Fees likely do not cover full operational costs
  - Fee schedule has not been adjusted in several years and may require review
  - Consideration of charging for repeat inspections after multiple re-inspections on projects
  - Long-term goal discussed of generating enough fee revenue to support at least one full-time position.

Contract City Services

- Fire prevention and inspection services are provided to contract cities, including **North Logan**, using the same fee structure as Logan.

Operational Statistics (2025)

- Department responded to **6,332 total incidents**
- Fire calls increased slightly while overall incidents declined modestly

- EMS incidents represent approximately **78% of total calls**
- Total unit responses reached **11,960**
- Staff attributed lower EMS activity partially to a mild winter and reduced accident activity.

Revenue & Budget Support

- Department generates approximately **$2.2 million in contracted service revenue**
- Contract agreements with service partners were renegotiated, including:
    - Cache County
    - Providence
    - North Logan (still under discussion)
- Wildland deployment revenue helps fund operational needs such as:
    - Station furnishings
    - Equipment replacement
    - Supplies and maintenance items

Grants & Mental Health Programs

- Mental health grant:
    - Total grant: **$162,000**
    - Monthly utilization reduced from approximately **$5,000–6,000 to $4,000**
    - About **$64,000 remains available**
- Employee Assistance Program now includes vetted trauma clinicians for first responders and families.
- Additional grants received:
    - **$59,000 State EMS grant**
    - **$31,000 State Wildland grant**

Budget Overview

- Fire Department proposed budget:
    - **$7.2 million**
- Combined Fire and EMS budget:
    - **$12.88 million**
- EMS budget decreased due to completion of prior-year **cardiac monitor purchases ($700,000)**.
- Ambulance revenues increased approximately **$232,000** over the prior year period.

Future Planning & Service Needs

- Department identified **northwest Logan growth areas** as a major future concern.
- Current response times in portions of northwest Logan average approximately **6 minutes**, exceeding the **NFPA standard of 4 minutes** for first-unit response.
- Current activity in the identified service area:
    - Approximately **1,644 annual calls**

- Future discussion anticipated regarding:
  - Potential new fire station placement
  - Staffing needs associated with growth and higher-density development

Additional Discussion

- Staff discussed challenges related to:
  - Maintaining competitive compensation for firefighter retention
  - Monitoring EMS transport trends and billing revenues
  - Increased staffing demands associated with multi-story and higher-density development.

No formal action was taken; presentation provided as part of the budget review process.

Library – Michael Sauers

- **Library Operations and Staffing Updates**
  - Library Director reported no request for new funding beyond existing resources.
  - Staff of 28 recognized for adapting to numerous operational improvements and organizational changes.
- **Internal Efficiency Improvements**
  - Multiple behind-the-scenes changes implemented, including:
    - New payment processing system
    - Room and maker space scheduling software
    - Improved incident reporting and communication systems
    - Standardized procedures and documentation
    - Internal technology ticketing system
    - Rebuilt staff scheduling process
    - Volunteer program and staff resource enhancements
  - Goal was to improve efficiency, continuity, and better utilize existing staff resources.
- **Public Service Enhancements**
  - Reestablished library holds system for patrons.
  - Implemented online self-service room and maker-space reservations.
  - Added citizen book recommendation process with recognition in purchased materials.
  - Expanded access and streamlined reservation procedures.
- **Programming Expansion**
  - Added new ongoing programs and partnerships, including:
    - American Sign Language programs
    - Additional book clubs
    - Speaker and film series
    - Additional children's story times
    - Clothing swaps
    - Game clubs and technology classes
    - Teen advisory programs

        - Community outreach partnerships
    - Emphasis placed on partnerships and volunteer support.
- **Program Statistics (Fiscal Year-to-Date through April)**
    - Study room bookings increased **76%**
    - Conference room bookings increased **88%**
    - Community room usage increased **30%**
    - Total programs increased **36%**
    - Children's programming increased **120%**
    - Adult program attendance more than doubled
    - Outreach events increased **45%**
    - Outreach attendance increased **22%**
- **Children's Program Attendance Discussion**
    - Council asked whether attendance had increased proportionally with expanded programming.
    - Library Director indicated attendance had increased but exact figures were unavailable and would be provided later.
- **Budget Requests**
    - Requested establishment of a maker space operating budget.
    - Requested approximately **$5,000** for substitute part-time staffing to provide shift coverage during employee absences.
    - Request described as largely budget-neutral.
- **Electronic Resources (Hoopla) Discussion**
    - Resident concerns regarding checkout limits for electronic materials were discussed.
    - Library Director explained spending controls on digital content to prevent budget overruns.
    - Reported only two formal complaints regarding current limits.
    - Indicated additional staffing needs would take higher priority than expanding digital resource limits.
- **Library System Conversion**
    - Library transitioning from the TLC system to the state-supported Koha catalog system.
    - Expected annual savings of approximately **$25,000** after implementation.
    - Future catalog-sharing opportunities with other libraries may become possible but are not currently proposed.
- **Revenue and Interest Discussion**
    - Council questioned projections for fines and interest revenue.
    - Staff explained projections rely on historical averages and conservative assumptions due to variability.
- **Library Loan Payoff Update**
    - City intends to pay approximately **$600,000** toward the library's interfund loan this year.
    - Staff indicated the loan may be paid off in approximately **8.5 years**, significantly sooner than originally anticipated.
    - Discussion noted future opportunities for reserve funding, capital replacement, and operational improvements once debt obligations are reduced.

Community Development – Russ Holley

- Community Development serves as a primary point of contact for residents, assisting with business licensing, home construction, subdivisions, permitting, and citizen inquiries.
- Department budget increased slightly from the previous year, with an overall budget of approximately $2.5 million.
- Department staffing includes 18 employees: 15 full-time and 3 part-time.

Department Divisions

- **Administration (3 employees):**
    - Supports department operations including software subscriptions, training, conferences, office supplies, and consulting services.
- **Building Safety (5 employees):**
    - Oversees building permits, inspections, development reviews, and code compliance.
- **Neighborhood Improvement (6 employees planned):**
    - Responsible for code enforcement, business licensing, special events, and neighborhood-related functions.
    - Staff restructuring is underway, including internal promotion efforts and plans to hire an additional code compliance officer.
- **Planning (3 employees):**
    - Handles conditional use permits, design reviews, subdivision permits, long-range planning, and special projects.
    - Staff recently dedicated significant effort toward completion of the General Plan.

Community Development Block Grant (CDBG)

- CDBG funding supports one employee position and projects including:
    - ADA accessibility improvements
    - Sidewalks
    - Public art
    - Infrastructure projects
    - Public service/nonprofit programs
- Funds primarily serve low- to moderate-income populations.
- Staff noted CDBG funding has remained stagnant and has recently declined.
- Funding no longer fully supports employee costs and may continue to decrease or potentially be eliminated in future years.

Rolling Stock

- Two department vehicles are planned for replacement in the 2026 budget.

- No vehicle replacements are scheduled for 2027, with future replacements anticipated beginning in 2028.

Staffing and Code Enforcement Discussion

- Council discussed possible expansion of code enforcement hours beyond standard weekday schedules to address concerns such as over-occupancy and weekend violations.
- Staff indicated extended hours would create scheduling and staffing challenges and are not currently planned.
- Code enforcement remains complaint-driven and staff investigate each complaint before opening formal cases.
- Enforcement begins with notices and voluntary compliance efforts before escalating to penalties or fines.
- Staff emphasized the primary goal is correcting issues rather than generating penalties.
- Current complaint levels and caseloads have remained relatively consistent and are being managed effectively.
- Discussion noted differing public perceptions regarding enforcement, with some residents feeling enforcement is too strict and others wanting increased enforcement.

Additional Discussion

- Staff expressed willingness to explore updates to the City's bike/pedestrian plan and potential coordination with Public Works.
- Future planning efforts would require development of a project scope and request for qualifications (RFQ).

Questions?

- Staff discussed ongoing uncertainty related to several interconnected issues affecting future fire service operations, including:
  - Station 73 planning
  - The North Logan service contract
  - Proposed fire district discussions
  - County discussions regarding potential double taxation concerns and property tax rate reductions
- Staff indicated these issues remain in flux and are being actively monitored, with additional information expected following county discussions.
- Concerns were expressed regarding:
  - Logan's dependence on the North Logan contract
  - Potential impacts to Logan's long-term service structure and financial stability
  - Possible challenges to maintaining current service levels
- Discussion highlighted that:

    - Station 73 currently benefits from the North Logan agreement and is not yet operating as a fully staffed station independently.
    - Questions remain regarding future staffing needs, operational timing, and funding responsibilities.
    - Airport service demands were also identified as a related consideration.
- Staff stated that impacts are expected to be more significant in 2028, while 2027 is anticipated to remain manageable regardless of outcomes.
- Discussion emphasized the need to determine the most equitable approach for residents regarding future station operations and funding decisions.

Adjournment

- The Council workshop adjourned and reconvened as the Redevelopment Agency (RDA) workshop.

Adjourn to meeting of the Logan Redevelopment Agency

Logan Redevelopment Agency

Budget Workshop Meeting Minutes - May 12, 2026

<u>Budget Workshop Agenda</u>

Call to Order: Chair Mike Johnson

Fiscal Year 2026-2027 Budget Workshop Department Presentation

Economic Development – Kirk Jensen

Downtown / RDA Project Updates

- Progress reported on redevelopment of the former *Plaza 45 building* (now under private ownership by Foster Properties), with anticipated openings of retail, service, and office tenants in the coming months.
- Old fire station redevelopment also progressing, with office occupancy underway and additional retail (including Vessel Kitchen) already operating.
- Staff noted ongoing coordination with developers to activate downtown spaces and increase overall plaza activity.

2. Downtown Parking Constraints

- Ongoing concern regarding parking capacity around the plaza and adjacent downtown blocks.
- Observations showed near-full parking lots during weekday midday hours (11 a.m.–2 p.m.), including:

    - Plaza rear lot (~99% full with circulating vehicles)
    - Nearby small commercial lot (fully occupied)
    - Additional shared/employee parking areas (~90% full)
- Discussion highlighted tension between:
    - Desire for walkable urban development
    - Developer concerns about sufficient parking supply
- Informal discussion of whether structured parking (e.g., parking garage) may be needed in the future.

3. Cache Valley Marketplace / Target Development

- Update on the Cache Valley Marketplace project:
    - Super Target expected to open summer 2026 (exact date TBD).
    - Approximately 312 residential units under development with permits underway.
    - Additional future retail planned on southern portion of site.
- Clarification provided that a previously planned hotel was removed from the project due to development requirements.
- Retail configuration described as mid-box/big-box scale commercial space.

4. RDA Revenue & Budget Overview

- Estimated RDA revenue: approximately **$610,000**, primarily from property tax increment.
- No use of fund reserves planned for this year.
- Three active redevelopment project areas generating increment:
    - Auto Mall CDA
    - South Main River CRPA (underpass/roadway redevelopment area)
    - 1400 North Main CRPA (Cache Valley Marketplace area)
- Most RDA expenditures are tied to existing development agreements and administrative costs.

5. Adams Management / Housing Incentive Agreement

- Housing component remains incomplete and past contractual deadlines have expired.
- Result: incentive cap has reduced downward, and the City no longer has financial obligation tied to the original housing incentive agreement unless renegotiated.
- Developers may re-engage if project scope changes.

6. RDA Governance Structure Clarification

- RDA operates as a **separate legal entity** with the City Council acting as its board.
- The RDA:
    - Receives funding from multiple taxing entities (city, county, school district)
    - Must allocate majority of revenues to redevelopment activities (limited administrative percentage)

- Additional related entities noted include a municipal building authority and other dormant or potential authorities.

7. Broader Economic Development Context

- Discussion emphasized balancing:
    - Downtown revitalization and urban density goals
    - Developer risk and market realities (especially parking constraints)
- General consensus that downtown activity is increasing but infrastructure (especially parking) remains a key planning challenge.

8. Closing Notes

- RDA staff reiterated limited flexibility in current budget due to pre-committed obligations.
- Future growth of RDA revenue base would be needed to expand administrative capacity or programming.
- Workshop adjourned following discussion and transition to next agenda item.

<u>Adjourned</u>

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

Teresa Harris, City Recorder