

Logan Municipal Council

Budget Workshop Meeting Minutes for May 26, 2026

Minutes of the meeting of the Logan Municipal Council convened in a budget workshop meeting on Tuesday, May 26, 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

Meeting Attendance

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
- 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

Call to Order: Chair Mike Johnson

Fiscal Year 2026-2027 Budget Workshop Department Presentations

Light and Power Department – Mark Montgomery

Light and Power Director Mark Montgomery addressed the Council regarding his proposed budget.

Key Discussion Points:

- **Budget Comparison:** The 2026 budget represents the mayor-adopted budget. The overall budget heading into 2027 is projected to remain relatively flat.
- **Power Purchases:** The largest portion of the department budget stems from power purchases. Last year's budget was \$31,595,000, which has increased to \$32,389,400 for the upcoming fiscal year due to upward pressure on power costs.
- **Extended Day Ahead Markets (EDAM):** The city has operated under EDAM since May 1, 2026. While actual billing data has not yet been received, operational impacts require maintaining enough resources to cover load plus a small surplus.

- **Natural Gas:** The natural gas budget was dropped slightly to balance figures. Despite an expectation to burn more gas due to a new 10-megawatt generation station at Substation 7, existing overages are expected to cover the costs.
- **Enbridge Project Change Order:** A change order from Enbridge for the natural gas line to the new plant requires an additional payment of \$670,000 (following an initial \$4 million). This will be covered using remaining funds inside the current natural gas budget.
- **Rate Projections:** Driven by upward pressure on power costs, a 3% overall revenue increase is planned. A detailed proposal will be brought before the council during the first meeting in August.

Commercial/Industrial Billing Adjustment:

- An error was discovered in how peak demand was calculated for industrial customers utilizing multiple meters.
- Correcting this calculation error will result in an approximate 3% revenue increase from industrial customers without implementing an official rate hike.
- Industrial accounts have been notified. Current billing styles will remain through the end of the fiscal year, with corrected billing taking effect on July 1.

Solar Project Initiative:

- A plan to install solar infrastructure on top of the new public works building will be presented to the council at a future meeting.
- The total estimated all-in cost is \$1.2 million. Funding will involve a reserve transfer of approximately \$750,000. The solar addition will match current hydro-generation output numbers.

Police – Chief Jeff Simmons

Police Chief Jeff Simmons addressed the Council regarding his proposed budget.

Department Announcements & Heavy Hearts:

- Chief Simmons announced that the police department is mourning the imminent passing of retired part-time Sergeant Ryan Blau, who has been battling cancer. A tentative escort and funeral service are being planned.

Personnel Recruitment & Retention Dilemma:

- **Force Reductions:** The department's baseline force dropped from 60 officers to 56 personnel last July.
- **Wage Pressures:** Cache County implemented an arbitrary 10% wage increase for its personnel to stem retention losses. To avoid losing additional staff (having lost 12 officers to neighboring high-paying agencies in two years), Logan PD vacated 4

departing positions and reallocated those funds to match the 10% raise for remaining experienced staff.

- **Operational Strain:** Operating at 56 officers creates "zero margin scheduling". Illnesses, injuries, and mandatory training deplete active road shifts. The traffic shift had to be disbanded to absorb baseline demands. Increased dependency on overtime is causing severe officer burnout and a resulting inability to fill special event shifts.
- **Population Metrics:** Logan's core population sits at roughly 54,000 residents (inclusive of university students). With 56 officers, Logan's officer ratio is 1.03 per thousand residents. This tracks significantly below the Utah state average of 1.6 and the national average of 2.4. Meeting the state average would require an 85-officer force.
- **Budget Requests:** To get back toward a 60-officer baseline, the department is seeking two backfilled positions, this budget cycle, one funded directly by property tax and one funded internally through the department.

Training and Logistics Costs:

- The average all-in cost to recruit and clear a new officer through the POST academy and field training is roughly \$70,000. This includes salary and benefits for 33 weeks of field onboarding during which the rookie cannot be counted on active shift rosters.
 - A repayment contract is utilized for sponsored recruits, but legacy major-league agencies frequently poach Logan officers as lateral transfers after fulfillment. A bright spot included onboarding a lateral transfer from USUPD, requiring significantly lower training timelines.

Environmental – Tyler Richards

Environmental Director Tyler Richards addressed the Council regarding his proposed budget.

Fund 520: Wastewater Treatment

- **Revenue Status:** Year-to-date revenue sits close to \$4.6 million. Impact fees collected year-to-date total \$734,000 for Logan City, with participating entities adding an extra \$1.4 million.
- **Debt Service:** The largest single budget item is annual debt service matching \$5.2 million. The project broke ground via a 30-year bond program. The outstanding debt was \$77 million at the start of fiscal year 2026 and will drop to roughly \$72 million by the end of this fiscal year at low interest rates.
- **Fund Restructuring:** Reorganizations were finalized to pull the pre-treatment division from Fund 570 (Solid Waste) directly into Fund 520, as its functionality scales directly with wastewater operations.
- **Personnel Requests:** Requesting a new Superintendent position to coordinate vendors and operations. Current structures drag down physical labor shifts when operators focus on administrative duties.

- **Biomag Expansion Project:** The construction bid closed at \$6.9 million. Bulk funding is covered by two distinct EPA grants matching \$5 million and \$1.75 million on an 80/20 split. Logan's internal match requirement totals \$1.35 million. Manufacturers pushed back electrical component delivery lines into December, meaning project integration lines are targeted for April.
- **Bioreactor 4 Upgrade:** Estimated to cost \$38 million, this upcoming capital build will boost capacity from 18 MGD (Million Gallons per Day) to 24 MGD. The city aims to bid this project in 2028 when accumulated reserves match funding targets. Peak flow forecasts estimate 33 MGD demands by 2034 during intense weather anomalies.

Fund 570: Solid Waste Collection & Disposal

- **Operations Data:** The system services 21,000 residential clients, 3,700 curbside green waste accounts, and 3,200 commercial operations. It processed 113,000 landfill entries last year.
- **Tonnage Throughput:** Logan Landfill accepted 89,000 tons of CND (Construction & Demolition) waste, while the North Valley site took in 86,000 tons of MSW (Municipal Solid Waste). North Valley tracks 300 to 350 tons daily, five days a week.
- **Logan Landfill Lifespan:** The physical capacity of the Logan location will be exhausted in approximately 2 years. Post-closure, CND transport operations must shift entirely to North Valley. Because standard transfer structures cannot drop dense CND waste cleanly from standard MSW trailers, a separate open-air CND transfer yard is slated for buildout.
- **Reserves & Rates:** Total solid waste reserves hold \$33 million, though \$5.2 million is locked strictly for mandatory legacy landfill closure phases. Capital projects carry forward \$6.3 million for the new CND transfer layout. A predefined tipping rate increase moves costs from \$38 to \$40 a ton this July.
- **Fuel Deficit Concerns:** The baseline fuel plan targeted a \$3.00 to \$3.50 per gallon metric for diesel, but subsequent 30% to 40% real-world price spikes run the risk of squeezing the system's \$1 million fuel budget lines.

Public Works – Paul Lindhardt

Public Works Director Paul Lindhardt addressed the Council regarding his proposed budget.

Presenters: Paul Lindhardt (Public Works Director) & Sam Odd (Capital Program Manager)

Division Data & Logistics Footprint:

- The public works department relies on 87 full-time personnel across seven core operational hubs. Five divisions actively support universal city-wide infrastructure (Fleet, GIS, Engineering, Facilities, and Emergency Management).

- **Infrastructure Inventory:** The system maintains 170 miles of sewer pipe, 210 miles of culinary water pipe, 74 miles of stormwater lines, 160 miles of physical roadways (spanning over 320 lane miles), and manages a fleet of 600 service vehicles.
- **Procurement Adjustments:** Budget lines highlight a transition from replacing a full service truck to cleanly swapping out only the mechanical bed and plow component for stainless steel alternatives, saving capital lines for distinct department equipment like a new crane truck or asphalt roller.

Active & Upcoming Capital Infrastructure Updates:

- **1250 North / 200 East Signal:** Traffic lights went live adjacent to the commercial Target location last Friday, with smart automation integrations wrapping up within weeks.
- **Main Street Underpass:** Structural work tracks two weeks ahead of schedule with four active driving lanes reopened, eyeing summer finalization.
- **Culinary Water Tank & Canyon Road:** Heavily complex build networks for the university-adjacent water tank carry an 18-month construction timeline. The linking water transmission mains will complete structural tie-ins during the 2026 calendar block. Canyon Road surface finalization shifts into next year to isolate paving work from winter ground failures. Public text/email notification loops continue updating residents on access adjustments.
- **Full-Time Status:** Bruce Johnson, the highly praised part-time traffic inspector coordinating fiber network builds, has officialized a jump to a full-time structural engineering role within the department.
- **Thrushwood Bridge (100 North):** Linking the Island/Sumac neighborhood via its singular structural access point, structural designs are fully finished. Bidding drops this fall with building crews deploying next summer. This cycle requests \$1.2 million, bringing full combined project capital assets up to just under \$8 million.
- **400 North / 600 West Intersection:** Plans seek to build out a four-legged intersection crossing existing railroad routes. This cycle requests a \$3.2 million cash infusion. Combined with prior permissions and a new \$5.8 million COG grant through the county, the project scales fully to its \$12 million target. Residential property trailer park land acquisitions are finalized.
- **Class C Fund Realignment:** Sourced via state fuel taxes, Logan garners roughly \$2 million annually. Historically, \$600,000 went toward sprawling capital constructs. Management is shifting that \$600,000 explicitly into aggressive, localized road maintenance (e.g., milling and proactive paving lines) to stabilize falling road longevity rates across expanding lane miles.
 - **200 East Corridor Study:** Budget paths isolate \$150,000 for a structural optimization study by mapping localized lane adjustments, roundabouts, or signals to protect core residential sectors from heavy external valley transit pressures.

Meeting recessed at 7:14 p.m.

Meeting was reconvened at 7:34 p.m.

Finance Director Richard Anderson announced that the property tax information and all budget information is posted on the Logan City Finance website page.

Finance Director Richard Anderson read the following:

FY 2027 Property Tax Impact Schedule for the City of Logan

The City of Logan is considering levying a property tax rate that exceeds the certified tax rate. The FY 2027 Proposed Budget includes a property tax rate increase as follows:

- A) The approximate dollar amount of additional ad valorem tax revenue that would be generated for the City of Logan is \$1,360,000.
- B) The approximate percentage increase in tax revenue for the City of Logan is 22.88 %.
- C) The approximate percentage increase to the amount of property tax paid (in total, not just the City of Logan) on an average residence is 0.00 %.
- D) The approximate percentage increase to the amount of property tax paid (in total, not just the City of Logan) on an average commercial property is 0.00 %.

Cache County Ordinance 2026-23 reduces the Cache County general levy for fire service. It is intended that the City of Logan proposed property tax increase WILL NOT increase the overall property taxes paid by Logan residents. Amounts that were paid to Cache County for fire service would instead be paid to Logan City to be used for fire service.

The additional property tax dollars are proposed to be used as follows:

Non-departmental:

Fund additional street lighting utility expenses: \$54,614

Operational Impact: Non-departmental will be able to pay the full cost of calculated street lighting utility fees to the Electric Department.

Police Department:

Fund a Police Officer I position: \$131,086

Operational Impact: The Police Department will be able to fund one additional position. Otherwise, it would have to be eliminated.

Fire Department:

Fund the ongoing operational costs of new station 73: \$1,174,300

Operational Impact: The fire department would be able to fund the operational cost of new station 73. Otherwise, Logan would either have to reduce service in another area of the budget or reduce fire service.

Total: \$1,360,000

Cache County Fire District Shift Strategy – Richard Anderson, Finance Director

- **Context:** Mr. Anderson stated that sometime prior, Cache County passed Resolution 2026-23, which effectively amplified their dedicated fire district tax base. Because Logan City manages its own fire department and remains independent of the county district, Logan taxpayers are entirely exempt from that specific increase.
- **Tax Levy Reduction:** To balance numbers, the county is subsequently decreasing its general county levy baseline applied to all area residents, resulting in an estimated property tax reduction of \$1.360 million for Logan property owners.
- **Logan's Balancing Increase:** Finance proposed that Logan City implement an ad valorem property tax rate hike to recapture that exact \$1.360 million structural window being vacated by the county.
- **The Zero Net Impact Reality:** Because Logan's proposed rate hike directly copies the financial drop implemented by the county, the actual net impact on an average resident or commercial business owner's total combined tax statement matches **0%** (\$0.00 net increase). Legally, this must be aggressively advertised to the community as a 21% to 22.88% surge in internal city property tax revenues, despite yielding a net-neutral change on real-world tax statements. The shift keeps local tax dollars directly localized inside city safety programs.

Allocation of the \$1.360 Million Shifted Tax Revenue:

1. **Fire Department Operational Fund (\$1,174,300):** Allocated directly to cover the baseline operational staffing costs of the upcoming, long-anticipated **Station 73**.
2. **Police Department Operational Fund (\$131,086):** Dedicated specifically to rescue and retain **one additional Police Officer 1 position** that would otherwise face baseline elimination under legacy budget realities.
3. **Non-Departmental Fund (\$54,614):** Routed cleanly into internal street lighting utility line accounts to fulfill mandatory power bill clearings with the Light and Power Department.

Station 73 Long-Term Infrastructure and Staffing Plan – Fire Chief Nate Thompson

- **Presenter Integration:** Fire Chief Thompson outlined response time metrics, noting that the northwest corner and the extreme southeast bench track the slowest emergency dispatch timelines inside city bounds.
- **Operational Urgency:** Emergency medical runs into the northwest sector (Zone 73) surged 42% from 2021 to 2025, climbing rapidly to 1,918 annual calls. Oncoming institutional installations, such as the Tri-County Receiving Center for Mental Wellness, are expected to add an automatic baseline of 100 emergency calls to local teams immediately upon completion.
- **Capital Accumulation Phase:** The \$1.174 million handles baseline staffing operations but cannot cover immediate structural construction or heavy fire engine purchases. Operational funds will temporarily stack inside capital reserve structures alongside interest yields and external contract cash loops over the next 2 to 5 years

until enough liquid cash accumulates to construct the physical building from a position of financial safety.

- **Staffing Metrics:** Running the new house requires a rolling shift deployment of 4 active personnel daily across three distinct battalions, creating a programmatic target of 10 to 12 new fire personnel slots fully secured under this programmatic framework.

Procedural Adjournment & Next Steps

- **Public Hearing Coordination:** With endorsement from the council members present, Finance will formally add the property tax adjustment to the June 16 council agenda.
- **Timelines:** Internal property tax valuation figures will be received on June 9th. There will be a tentative budget approval at the June 16th council meeting. The official budget approval will occur on August 11, 2026, at 6:00 p.m. at the Truth in Taxation meeting/public hearing.

Adjourned:

There being no further business, the Logan Municipal Council adjourned at 8:25 p.m.

Teresa Harris, City Recorder