

**Minutes of the North Logan City
City Council
Held on June 3, 2026
At the North Logan City Offices, North Logan, Utah**

(0:00:00 - Time stamps throughout the minutes below, indicate the time an item begins in the recording of the meeting.)

Item #1 - Opening Business

The meeting was called to order by Mayor Lyndsay Peterson at 6:30 p.m.

Council members present were: Lyndsay Peterson, Buzzy Mullahkhel, Emily Schmidt, Kenny Reese, Mark Hancey, and Larry Hepworth.

Others present were: Alan Luce, Scott Perkes, Jordan Oldham, Scott Bennett, Kelli Fife, Jon Landeen, Cindy Beeston, Rhonda Hoppie, and Angela Fisher.

Mayor verified that the meeting was being streamed and the Zoom meeting link was active.

Staff confirmed the audio and Zoom systems were functioning properly, allowing both in-person and remote public participation.

Item #1: Budget Officer Statement that the tentative budget includes a proposed tax rate increase.

Scott Bennett formally presented the Budget Officer statement that the FY2027 interim budget includes a proposed tax rate increase.

Item #2: This is a separate item notifying the public that an executive officer or budget officer of the North Logan City taxing entity intends to state in the public meeting that the tentative budget includes a proposed tax rate increase.

Mayor Peterson formally presented this separate item notifying the public that an executive officer or budget officer of the North Logan City taxing entity intends to state in the public meeting that the FY2027 tentative budget includes a proposed tax rate increase.

Item #3: Consider approving a Property Tax Impact Schedule that is separate from all other budget documents.

Scott Bennett formally presented the Property Tax Impact Schedule, which includes a reduced rate increase requested by the City Council, and includes the following key administrative points:

- Cache County Auditor has not yet published the Certified Tax Rate (CTR) or the Certified Rate Revenue (CRR), but has provided an estimated Average Home Value (AHV) and an estimate Average Commercial Value; therefore, this Impact Schedule is using estimations until all values are published.
- Includes an anticipated maximum proposed property tax increase above the certified tax rate, expected to generate \$139,615 additional ad valorem revenue (overall 8.2% increase), as follows:
 - General Operations: \$93,812 (7.5% increase) allocated for:
 - \$126,129 for Police Dept.: increased salaries for retention purposes.
 - \$61,494 for Fire Dept.: contract rate increase.
 - Library Operations: \$45,803 (10.0% increase) allocated for:
 - \$45,803 for Library Dept.: new Community Center utilities, and provide some community programs in the Community Center.
- Scheduling of Budget and Truth-in-Taxation public hearings.
 - Public Budget Hearing which includes a Certified Rate Increase: Tonight (June 3).
 - Public Truth-In-Taxation Hearing: August 5, 2026 at 6:35 PM.

- Estimated TOTAL increase to an average residence of \$658,538 (AHV): \$30.40, consisting of:
 - Estimated GENERAL Operations increase: \$20.40
 - Estimated LIBRARY Operations increase: \$10.00
- Estimated TOTAL increase to a business property of \$2,544,465: \$392.10, consisting of:
 - Estimated GENERAL Operations increase: \$143.35
 - Estimated LIBRARY Operations increase: \$70.30
- For more information regarding the tax increase, citizens may contact North Logan City at 435-752-1310 or visit www.northlogancity.gov/tnt.

Item #4: Public Hearing to receive public input on a proposed INTERIM FY2027 Municipal Budget that contains a proposed Property Tax increase to both the General Operations Property Tax Rate and the Library Operations Property Tax Rate. The City Council may consider approval of a resolution following the public hearing. (Note: a second Public Hearing will be scheduled for August 5, 2026 before final adoption of any North Logan City Property Tax increase shall be considered).

(0:12:50)

Mayor Peterson read aloud the guidelines for speaking at a public hearing and additional email and online methods for participation this public hearing and opened the public hearing at 6:43 p.m.

Kelli Fife (resident) spoke, stating:

"By my estimates and by what has been published at a 15% rate, so you're looking at 17.5% request. 7.5% and 10% ..., so that adds up to 17.5%.... so at 17.5% you're listing that as \$139,615. That actually comes out to \$256,000, so considerably more than what you have published.

A couple more things that I have found of interest. The city budget from fiscal year 2015 to fiscal year 2016 has grown up two to two and a half times. The population growth from 2010 to 2025 has been about 40%. That means that the spending that North Logan City has been doing has grown faster than the population of the city, so causing more burden on the members of the city. Now where that burden usually falls when we start seeing something like that is in higher services, higher capital projects, and that's exactly what we're seeing tonight is that we're starting to have to fund those big projects that we were told, oh, yes, yes, we need those big projects.

Yes, yes, we've been given money for that, donations and so forth, but now we're having to pay the piper for those big projects. We're having to pay for the utilities. We're having to pay for the staffing, and that's where these big increases are coming from.

The payroll trend for North Logan City has gone up strongly over the last 10 years, between 60 and 100%. Now, some of that's justifiable, and I understand that, but nonetheless, that is there. We've gone up between 60 and 100%.

The property tax trend in North Logan City has been, remains relatively stable. I was surprised to find that out and grateful to find that out. However, what I did find is that between 2024 and now, it's been a noticeable increase, so while you've had a noticeable increase over the past two years, you're now looking at another increase that is quite a bit different than what we talked about.

So basically, what we have seen over the last 10 years is related to these capital projects in the last two years, and that's been a bigger part of the funding. To some extent, I feel like North Logan City people have been sold to build goods. In other words, we were told these buildings weren't going to cost us any money, and now we're going to get taxed for taking care of them for infinity."

Cindy Beeston (resident) spoke, stating:

"No one likes to see tax increases, and I understand wages for fire and police need to go up, but I think the city needs to look at how they're using the money that they're given and see if there are other ways that you can economize without increasing the burden. For a majority of the people I know, they don't live in a house that's \$658,000.

A lot of people are in lower income areas, and we say, oh, this is a small amount of money, but you know, when they're pinched between rising gas prices and food prices, and then you're increasing their property tax on top of that, I think that makes an unfair burden for those people. I mean, I know there are a lot of people who live in million-dollar homes, and it's nothing for them, but for a majority of the people that live that I know in North Logan, we live on tight budgets, and we're not like the government where we can just print more money and have these big deficits. We have to balance our checkbook every month. You know, we can't go into debt for things like that.

Another thing that I want to address is we do have an amazing library, and it has amazing programs that it offers that my grandchildren enjoy, and I think that's great, but I also know that there are a lot of people who participate in those that are not residents of North Logan, and I don't know if there's, I don't want to be a Grinch about it, but our taxes are paying for those library programs, and I'm just posing a question, not that you have to answer, but is there a way that we can look at the people who are attending these programs and maybe charge a nominal fee for people who are outside of North Logan to participate in these amazing programs? I'm not asking that we change the programs, but I am asking, can we fund some of these programs through people who aren't residents of North Logan?

Mayor verified that for this public hearing there were no emails received and that there were no online participation requests.

(0:20:55)

Motion

Buzzy Mullahkhel made a motion to approve the proposed property tax increase in both the general operations property tax and the library operations property tax rate for fiscal year 2027 as contain in Resolution 26-11. Emily Schmidt seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Emily Schmidt, Kenny Reese, Mark Hancey, and Larry Hepworth voting in favor.

(0:21:33)

Motion

Buzzy Mullahkhel made a motion to adjourn the meeting. Emily Schmidt seconded the motion. A vote was called and the motion passed unanimously with Buzzy Mullahkhel, Emily Schmidt, Kenny Reese, Mark Hancey, and Larry Hepworth voting in favor.

The meeting adjourned at: 6:52 p.m.

Approved by City Council:

June 17, 2026

Transcribed by: Scott Bennett

Recorded by:



Scott Bennett/City Recorder