

**Minutes of the North Logan City
City Council
Held on August 5, 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, Mark Hancey, and Larry Hepworth. Kenny Reese attended electronically.

Others present were: Alan Luce, Scott Perkes, Jordan Oldham, Scott Bennett, Douglas Younker, Cindy Beeston, and Tim Tolbert.

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 property tax rate increase.

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

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

Scott Bennett formally presented the Property Tax Impact Schedule, which includes the following key administrative points:

- Includes a 7.89% proposed property tax increase above the certified tax rate, expected to generate \$139,615 additional ad valorem revenue as follows:
 - General Operations: \$93,812 allocated for:
 - \$32,318 for Police Dept.: help fund increased salaries for retention purposes.
 - \$61,494 for Fire Dept.: help offset contract rate increase.
 - Library Operations: \$45,803 allocated for:
 - \$45,803 for Library Dept.: help fund utilities for the Community Center, and provide some community programs in the Community Center.
- Public Truth-In-Taxation Hearing tonight: August 5, 2026 at 6:35 PM.
- Estimated \$28.99 TOTAL increase to an average residence of \$659,000, consisting of:
 - Estimated GENERAL Operations increase: \$19.45 plus
 - Estimated LIBRARY Operations increase: \$9.54.
- Estimated \$203.74 TOTAL increase to a business property of \$2,544,465, consisting of:
 - Estimated GENERAL Operations increase: \$136.70 plus
 - Estimated LIBRARY Operations increase: \$67.04

Item #4: Public Hearing to receive public input on a proposed 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, adopting the official 2027 Fiscal Year Budget which may include a proposed Property Tax increase to both the General Operations Property Tax Rate and the Library Operations Property Tax Rate.

(0:10:50)

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 6:41 p.m.

Cindy Beeston (resident) spoke, stating:

She had spoken during the June Truth in Taxation hearing. She went on to explained that:

- She appreciates the need to adequately compensate police officers and firefighters.
- She recognizes the proposed increase is relatively small.
- Nevertheless, many residents continue experiencing financial hardship due to: housing costs, grocery prices, fuel expenses, and overall inflation.
- She opposed the tax increase and encouraged the City to pursue additional budget reductions and spending efficiencies before relying upon higher property taxes.

Douglas Younker (resident) spoke, stating:

He has lived in North Logan for approximately 56 years. His comments included:

- Appreciation for the Council's public service.
- Opposition to the proposed 7.89% tax increase.
- Observation that, during his professional career managing multimillion-dollar budgets, careful prioritization of spending was essential.
- Concern that residents living on fixed incomes are unable to keep pace with increasing costs.
- His Social Security income has increased only modestly over recent years while: food, gasoline, and other necessities have risen substantially faster.
- Property values have increased dramatically since purchasing his home decades ago, significantly increasing his tax burden.
- Population growth and new development should also contribute additional tax revenues, and he questioned whether further tax increases remain necessary.
- He urged the Council to consider the cumulative financial burden placed upon long-term residents and retirees.

Tim Tolbert (resident) spoke, stating:

He owns three properties within North Logan. His comments included:

- Recent county property reassessments increased one property's taxes approximately 67%, while another vacant lot increased approximately 120%.
- Because assessments have risen substantially, he believes the proposed municipal increase represents a much larger real-world increase than the stated 7.89%.
- Residents increasingly feel their concerns are not influencing City decisions.
- Referencing previous community discussions regarding: municipal projects, zoning, General Plan, and municipal code revisions, stating he believes citizen input has not meaningfully affected outcomes.
- Warned that continually increasing taxes could discourage residents from remaining in North Logan or encourage prospective residents to locate elsewhere.
- He requested the Council give greater consideration to taxpayer concerns before approving additional tax increases.

The Mayor inquired whether there were any requests for online public participation, there was no response.

The Mayor inquired whether any emails had been received for the record. One had been received.

Janet Forbush (resident) sent an email stating:

She could not attend due to health concerns. Her written statement was read into the record, with concerns including:

- Opposition to scheduling Truth in Taxation hearings during summer vacation periods.
- Belief that taxpayers should not bear financial responsibility for previous City decisions.
- Concern regarding continued tax increases during challenging economic conditions.
- Questions regarding whether General Fund revenues would actually remain dedicated to police and fire services.
- Questions regarding why additional Library Fund revenues are needed for Community Center utilities if the facility cannot already support itself.
- Concern that community programming and related operational costs will require continuing tax increases each year.
- She requested that the City focus more aggressively on controlling expenditures rather than increasing taxes.

The Mayor again asked whether there were any requests for online public participation. One request was received.

Susan Clissold (resident) spoke remotely on behalf of herself and her husband, stating:

- They oppose the proposed tax increase.
- Rising property values already continue increasing annual tax burdens.
- Residents on fixed incomes face increasing financial pressures.
- She encouraged local governments to identify alternative revenue sources rather than relying on additional property tax increases.

After confirming there were no additional speakers either in person, by email, or remotely, the Mayor closed the public hearing at 6:52pm.

Council briefly discussed procedural limitations under Utah Truth in Taxation law, noting discussion following the hearing must remain focused specifically on the property tax issue.

(0:24:28)

Motion

Buzzy Mullahkhel made a motion to approve the resolution and adopt the official 2027 fiscal year budget, which does include a property tax increase to both general operations property tax rate and the library operations property tax rate, as presented. 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.

(0:25:11)

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.

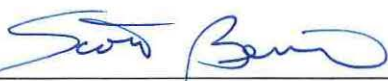
The meeting adjourned at: 6:55 p.m.

Approved by City Council:

August 19, 2026

Transcribed by: Scott Bennett

Recorded by:



Scott Bennett/City Recorder