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# North Logan City NEWS

MARCH 2007

North Logan City  
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North Logan, UT 84341  
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## **MAYOR'S MESSAGE** - PROPERTY TAXES AND WHAT YOU PAY

Last month I explained the breakdown on the sources of revenues that come into the general fund, and other revenues that are not included in it. I also talked about the relationship of property taxes to the total general fund revenues received. You now know that only seven (7) percent of the total general fund revenue comes from property taxes.

**How is your property tax calculated?** Let's take by example a property in the city that has a *Market Value* for tax purposes of \$200,000. This is the *Assessed Value*. It is changed each time the property is assessed by the county. It is intended to be the property's value in the marketplace, but if the property has not been reassessed in a while the *Assessed Value* may be quite different from the real market value. The next item on the tax bill is called *Taxable Value*. A primary residence gets a 45% exemption which is subtracted from the assessed value and becomes your *Taxable Value*. Commercial real and personal property or a person's second home would be taxed at its full assessed value without this residential exemption. In the example given the *Taxable Value* would be \$110,000. The next column is the *Tax Amount*. This is what you owe for property taxes. It is derived by multiplying the *Taxable Value* by the *Tax Rate*. The tax rate shown on the tax bill is the sum of all the rates for all applicable taxing entities (i.e. North Logan City, Cache County, the school district, cemetery districts, etc.). The apportionment that goes to each taxing entity is based on that taxing entity's portion of the total tax rate. The total tax rate (all entities) for 2006 was 0.010659 with the North Logan portion of the tax rate at 0.001679. In our example, the total tax bill for the \$200,000 residence would be \$1,172.49, of which \$266.75 would go to run the County, \$713.24 to schools, \$7.81 to the Mosquito Abatement District, \$82.50 to the North Logan Library, \$8.80 to pay off old North Logan Sewer Bond, and \$93.39 to North Logan's general fund. As you can see, about half (45%) of the taxes levied by North Logan is dedicated to the library and cannot be used in the general fund. Some in North Logan also have an additional tax going to the Hyde Park Cemetery District. Take a look at your tax bill and you will see these relationships. *(If your eyes are starting to glaze over, stop now, and meditate for two minutes and you will be ready for what's next).*

**How is the tax rate calculated?** Our state legislature has, over the state's history, changed in various ways the method by which properties are taxed. The current state law directs that all property be re-assessed at least every five years. The taxes received by each taxing entity are supposed to stay the same from year to year, so when your property's assessed value goes up, the tax rate goes down to keep the taxes received at the same amount. The tax rate is adjusted to account for new growth so as a city grows there are new funds to provide services for that new growth. Each year the County Auditor sets a *Certified Tax Rate* which is theoretically supposed to generate the same amount of revenue for North Logan as it received in the previous year (plus new growth). So, all things being equal, we should be in about the same position year to year, right? Not quite. This tax rate makes no allowance for normal inflation which raises the cost of the city's business. The City Council can raise the tax rate as part of the budget process and most cities do this each year, or two, to stay up with inflation.

**North Logan City hasn't raised its General Purpose property tax rate in sixteen years.** Out of the 70 cities in the four counties of northern Utah, 66 of those cities have a higher General Purpose Tax rate than North Logan. Now you can see why only seven percent of the total general fund revenue comes from property taxes. Said another way, for the revenue that can be used from property taxes for the general fund, there hasn't been any recognition of the loss of dollar value through inflation for sixteen years. This means that over that time there has been a loss in real revenue to the city of about 56%.

I reported in the January newsletter that the city is in good financial shape. Our financial condition on a *pay-as-you-go* basis is healthy; but we have very little money set aside and dedicated to make or replace our large capital investments such as roads, buildings, the parks, etc. Each year the city allocates some money for these purposes but we have more than \$4,000,000 dollars of unfunded depreciation not covered in our general fund. Additional revenue is needed if the city is to close this gap and keep up with needed infrastructure replacement.

Next month I will be talking about those unfunded needs. If you have questions or want to discuss this, or any other issue, please call me.

Sincerely,

Cary Watkins 760-4615

## What's Happening In The City Council

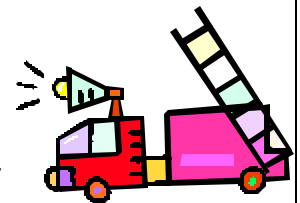
The City Council meetings for the month of March will be on the 1st and the 15th. During the March 1st meeting the council will consider an ordinance rezoning a 5.5 acre parcel of land located at approximately 2050 East and 2700 North. The proposed ordinance is to change the zoning from RE-1 (Residential Estate 1 Acre) to R-1-30 (Single-Family Residential 30,000 sq. ft.). During that meeting there will also be a public hearing to receive public input on a draft ordinance making changes to the city's Nuisance Ordinance and Administrative Remedies Ordinance. The council will consider passing the ordinance on March 15th. A second hearing that evening will be to receive public input on a draft ordinance making changes to the city's Subdivision Ordinance. The proposed ordinance changes will ensure that the guarantee of a subdivision's infrastructure improvements is considered throughout the subdivision process. Again, the council will also consider passing this ordinance during the March 15th meeting.

During the March 1st meeting the council will also consider appointments to the Planning Commission, consider additions to list of Utah cities to which North Logan makes salary comparisons, and discuss alternatives for the City Center plans.

Look for the official council agendas as they are posted at the city offices and the library. The Herald Journal is given a copy of the official agenda as well and they normally print it in the newspaper a day or two before the meeting.

### North Logan Fire News

The North Logan Fire Department encourages those who wish to tour or visit the fire station to contact Captain Kim Arnell @ 435-755-5739. We are happy to teach basic fire safety for the home to scout groups, pre-schoolers, and other groups. Please give one week's notice - we typically allow tours on Tuesdays and



Thursdays. Due to the nature of fire and medical response and training, we may not always be able to accommodate your preferred time or date.

Also remember that winter isn't quite over. Please use care when using portable heat sources and only use them in a manner consistent with manufacturer's instructions.



### From the Chief's Desk

As a young officer in the early 1980's I was taught a principle of crime prevention that still applies today and that I would like to highlight this month. For a crime to be committed three things need to be present: First the individual must have the desire to commit the crime. Second they must have the skill. The third and the last element is opportunity. Now as citizens we have very little influence over a criminals desire or skill but we do have a great deal of influence over the opportunity side of the equation. This last weekend two vehicle had items stolen from them. The criminals did not need the skill of unlocking cars because both of these vehicles were left unopened. The owners of the vehicles provided the thieves with an opportunity. I encourage you to look around your home and evaluate your habits. Do you provide opportunities for potential criminals to make you a victim? Do you secure your vehicles? Are your homes secured properly? Have you discussed with your children what to do when confronted with suspicious situations? Let us remove some of the opportunities that we provided for criminals and do as McGruff, the crime dog says, "Take a bite out of crime."

**Chief Kim Hawkes**



Tim Jensen, North Logan City Youth Council Mayor

### **BLUE CAN SCHEDULE**

Recycling for North Logan is on the 2nd week schedule. This means that the recycle cans will be picked up on the **8th** and the **22nd** of March.

On those days, if your can has not been picked up by 3:30 p.m. please call 716-9755 and they will make arrangements for it to be picked up the following day.



### **SENIOR CITIZENS UNCHEON**

The North Logan Senior Citizens will hold their monthly luncheon at noon on Monday, **March 12th at the Golden Corral**, 2044 N. Main. The cost is \$3.50.

Please **RSVP** to Savannah Baker (753-0287), Lila Eddington (753-0203), Eva Fay Anderson (753-0340), Eileen Stocking (752-1217), Alva Johnson (753-3070), or Regine Israelsen (752-7223) by **5:00 p.m. on Friday March 9th.**



# News For Families

## LIBRARY INFORMATION

All are welcome to join the  
**North Logan City Library's Book Discussion Group** on:  
**Thursday, March 8<sup>th</sup> at 9 a.m.**

as they discuss the treasured literary classic:  
***The Scarlet Pimpernel*** by Baroness Orczy.

*"The first and most successful in the Baroness's series of books that feature Percy Blakeney, who leads a double life as an English fop and a swashbuckling rescuer of aristocrats, *The Scarlet Pimpernel* was the blueprint for what became known as the masked-avenger genre."* (taken from the inside cover)

### ***Is Spring In The Air?***

Let us help you to get rid of the winter blues and catch some "**gardening fever**" this month as the North Logan City Library hosts an array of wonderful free **Gardening Classes!**

Taught by agents of the USU Extension's Horticulture program, these popular classes will boast lots of useful information! This year, the Extension has additional sessions and will be bringing in experts from Idaho to present a variety of topics. ***Classes are scheduled for every Wednesday for nine weeks In the Library's Meeting Room,***

***(please note that the times vary slightly).***

There is no registration and all are welcome! Here is the class lineup for the month of March:

### ***Insects: The Good, The Bad, and The Ugly***

***Wednesday, March 7<sup>th</sup> – 5:30 to 6:30 p.m.***

Take a look at several interesting and important insects of the garden and their management. Learn which insects in the landscape are good, bad or of no consequence.

### ***Plant Disease***

***Wednesday, March 14<sup>th</sup> – 5:30 to 6:30 p.m.***

Discuss common landscape disease problems and symptoms. Find out which problems are caused by a disease organism and which are caused by human error.

### ***Pruning***

***Wednesday, March 21<sup>st</sup> – 5:30 to 6:30 p.m.***

Learn the basics – when and how to prune ornamental trees, fruit trees and shrubs, how plants respond to correct pruning and tool selection.

### ***Turf and Green Alternatives***

***Wednesday, March 28<sup>th</sup> – 3:30 – 4:30 p.m.***

Learn which lawn varieties grow well in Cache Valley as well as management practices to achieve a beautiful lawn. Also, discuss suitable alternatives for turf grasses that reduce time and water expended on maintenance.

## **Children's Programs at the Library**

Quackers the Talking Duck is back telling stories and making fun for children at the North Logan City Library. Show times are as follows:

***Toddler Time Tuesday mornings 10:10 am to 10:30 am***

***Quacker Time Thursday mornings 11:00 am to 11:30 am***

***Quacker Time Friday mornings 11:00 am to 11:30 am***

Come hear stories, sing songs and enjoy puppet fun with everyone's favorite talking duck, Quackers!

As the kids say, "*Quackers . . . you're so funny!*"

## LIBRARY INFORMATION cont.

The Library's shelves are seeing some **new purchases** from Bestsellers to the new Caldecott & Newbery Award Books to new DVD's

### New: Parent/Teacher Collection

The Library is "sprouting" a new collection aimed at helping teachers and parents, especially those who home school. Many brand new tools and resources are being added every day!

Of special interest is a new series of DVD's and books called **Signing Time!** This multi-sensory program introduces children to a "hands on" second language. Research shows that children who learn to sign may experience:

Enhanced speaking, spelling and reading skills

Reduced frustration and tantrums

Increased bonding with parents.

These and other wonderful materials are housed in a separate location. Come in and **check them out!**

*Boys & Girls! Quackers is so looking forward to Spring, that he has not just one joke of the month, but five!*

*Here goes:*

*Q: What season is it when you are on a trampoline?*

*A: Spring-time!*

*Q: When do monkeys fall from the sky? i*

*A: During Ape-ri! showers!*

*Q: Can February March?*

*A: No, but April May!*

*Q: What flowers grow on faces? i (Two-lips) i*

*A: Tulips (Two-lips) i*

*Q: Why is the letter "A" like a flower?*

*A: A bee (B) comes after it!*



**NOTICE TO PET OWNERS:** Dog & cat licenses expired Dec. 31, 2006. If you have not yet done so, please come into our office and renew, or get, a license for your dog or cat. The fees are now \$15/\$30 for dogs and \$7.50/\$15 for cats. The rabies vaccination must be good for at least the next six (6) months.

This month for our Youth Council activity, we had the opportunity to put on a talent show for the residents of Pioneer Valley Lodge. It was a great chance for our council members to display various talents from singing, piano playing and even unicycling! We also enjoyed the opportunity to converse with the elderly and get to know them better. It was a fun time and a great way to spend our Valentines Day!



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**OVERNIGHT PARKING RESTRICTIONS ARE FROM NOVEMBER TO MARCH 1st SO THAT IS EXPIRED - BUT PLEASE REMEMBER THAT IT STILL CAN SNOW IN MARCH AND APRIL! IT'S MUCH EASIER FOR THE SNOW PLOWS TO CLEAR YOUR ROAD IF YOUR CAR IS NOT THERE IN THE EARLY MORNING HOURS. THANKS!**

The Board of the library has an opening for a new member. If you are interested and are wanting to find a place to serve, please call Sue Randleman @755-7169, Ext. 5.



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