

1 A Meeting of the Nibley City Council held at Nibley City Hall, 455 West 3200 South,
2 Nibley, Utah, on Thursday, June 6, 2024.

5
6 OFFICIAL MINUTES OF THE MEETING
7 City Recorder Cheryl Bodily took minutes

8
9 **Opening Ceremonies**

10 Councilmember Garrett Mansell reflected on the anniversary of Normandy's D-Day and
11 those who had sacrificed to give so many their freedom. Councilmember Mansell
12 quoted from a book on Navy Seals by Ernest Shackleton's called *Endurance*:

13
14 *"Difficulties are just things to overcome, after all."*

15
16 Councilmember Mansell led the meeting in the Pledge of Allegiance.

17
18 **Call to Order and Roll Call**

19 Mayor Larry Jacobsen called the Thursday, June 6, 2024, Nibley City Council meeting to
20 order at 6:34 p.m. Those in attendance included Mayor Larry Jacobsen, Councilmember
21 Norman Larsen, Councilmember Nathan Laursen, Councilmember Kay Sweeten,
22 Councilmember Erin Mann, and Councilmember Garrett Mansell. Justin Maughan,
23 Nibley City Manager, Levi Roberts, Nibley City Planner, Cheryl Bodily, Nibley City
24 Recorder, Steve Eliason, Nibley City Public Works Director, Chad Wright, Nibley City
25 Recreation Director, Amy Johnson, Nibley City Treasurer, and Talon Bigelow, Nibley City
26 Office Specialist was also present.

27
28 **Approval of the Previous Meeting Minutes and Current Agenda**

29 Councilmember Sweeten moved to approve the May 23, 2024, meeting minutes and the
30 evening's agenda. Councilmember Norman Larsen seconded the motion.

31
32 Councilmember Sweeten clarified that her motion included the May 23, 2024, Executive
33 Session minutes as well.

34
35 The motion passed unanimously 5-0; with Councilmember Sweeten, Councilmember
36 Laursen, Councilmember Larsen, Councilmember Mann, and Councilmember Mansell all
37 in favor.

38
39 **Public Comment Period**

40 Mayor Jacobsen gave direction to the public present and opened the Public Comment
41 Period at 6:36 p.m.

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43 Seeing no public comments, Mayor Jacobsen closed the Public Comment Period at 6:36
44 p.m.

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Planning Commission Report

Mr. Roberts reported that the previous Nibley City Planning Commission meeting had been cancelled and he had nothing to report.

Discussion & Consideration: Resolution 24-13— A Resolution Recognizing Joan Rigby as Nibley City’s 2024 Citizen of the Year for Her Spirit of Volunteerism, Kindness, and Work-Ethic (First Reading)

Talon Bigelow, Nibley City Office Specialist described the process that was undertaken in the selection of the 2024 Nibley Citizen of the Year. He described that the selection committee had received 13 nominations for Citizens of the Year, described the selection committee’s demographics, and the selection process they undertook.

Mayor Jacobsen read Resolution 24-13 to Mrs. Joan Rigby and her family and the public present:

“A RESOLUTION RECOGNIZING JOAN RIGBY AS NIBLEY CITY’S 2024 CITIZEN OF THE YEAR FOR HER SPIRIT OF VOLUNTEERISM, KINDNESS, AND WORK-ETHIC

WHEREAS, annually, Nibley City recognizes a citizen that has made a positive and lasting imprint on our community; and

WHEREAS, an award selection committee (made up of neighbors and local business leaders) selected amongst thirteen citizen-provided nominations for this 2024 award year; and

WHEREAS, Joan Rigby was selected to be Nibley City’s 2024 Citizen of the Year; and

WHEREAS, Joan Rae Birch Rigby was born in 1932, and was married to Gordon Alvin Rigby on the 22nd of June, 1955 in the Idaho Falls Idaho Temple of The Church of Jesus Christ of Latter-day Saints; and

WHEREAS, Joan and Gordon Rigby moved to Nibley approximately twenty years ago with their five boys; and

WHEREAS, Joan Rigby has taught many Cache Valley residents the art of dance and encouraged young minds to read and learn; and

WHEREAS, Joan Rigby has been chosen for her example of volunteerism, kindness, and work-ethic.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF NIBLEY CITY, STATE OF UTAH, THAT:

- 1 1. *The Nibley City Council formally congratulates and recognizes Joan Rigby for*
- 2 *her lifelong dedication to service, kindness, and wholesome recreation.*
- 3 2. *The Nibley City Council names Joan Rigby as Nibley’s 2024 Citizen of the Year.*

4
5 *PASSED BY THE NIBLEY CITY COUNCIL THIS 6 DAY OF June 2024.”*

6
7 *Councilmember Larsen moved to approve Resolution 24-13— A Resolution Recognizing*

8 *Joan Rigby as Nibley City’s 2024 Citizen of the Year for Her Spirit of Volunteerism,*

9 *Kindness, and Work-Ethic, and waived the second reading. Councilmember Sweeten*

10 *seconded the motion.*

11
12 Seeing no objection, the City Council proceeded to vote:

- 13
14 *Councilmember Larsen voted in favor.*
- 15 *Councilmember Laursen voted in favor.*
- 16 *Councilmember Mann voted in favor.*
- 17 *Councilmember Mansell voted in favor.*
- 18 *Councilmember Sweeten voted in favor.*

19
20 *Resolution 24-14 passed unanimously 5-0; with Councilmember Larsen, Councilmember*

21 *Sweeten, Councilmember Laursen, Councilmember Mann, and Councilmember Mansell*

22 *all in favor.*

23
24 The Mayor and City Council took the opportunity to have their picture taken with Mrs.

25 Joan Rigby.

26
27 **Discussion & Consideration: Ordinance 24-06—Amending 21.10.020 Open Space**

28 **Subdivision, Adjusting Lot Standards, Including Adoption of Standards Within R-2A**

29 **Zones and Revising Setbacks in Various Zones (Second Reading)**

30 Mr. Roberts explained that he had included some examples of subdivisions that were of

31 a similar scale to and R-2A zone with an open space subdivision in the meeting packet.

32 These examples included subdivisions like The Cottages, Sunset Parks, and phase 3 of

33 Ridgeline Park, which was also a 55 and older community. He said the plats and street

34 view images showed the scale of the proposed developments. Mr. Roberts said there

35 had been no change to the language of the ordinance since the Council’s last reading of

36 the ordinance.

37
38 Councilmember Mansell asked if there were any restrictions in ordinance of home

39 backing onto other homes. In most other subdivisions, it felt the smaller lots backed

40 onto open space, so they felt as if they were in agricultural or rural Nibley. Mr. Roberts

41 said there was nothing that required this. In the design, there was encouragement in

42 code to consolidate open space and put it on the periphery of the subdivision. The

43 Council discussed ownership of open space in proposed Open Space R-2A subdivisions.

44 Roberts described that open space could be private conservation space, parkland, or

1 managed by a homeowners association (HOA). Mayor Jacobsen and Mr. Roberts
2 discussed the 7 criteria that had been set for the designation of open space in an Open
3 Space subdivision. They discussed if the criteria were appropriate and if there ought to
4 be three criteria met in the designation of open space. Councilmember Mann asked if 25
5 -foot frontages would still allow for sidewalks and utility easements. Mr. Roberts said
6 under the current standards the development couldn't have small private roads and
7 would be required to have a full-width road and sidewalk. He said there would be
8 enough space.

9
10 Mayor Jacobsen thought the City Council should think about open space subdivision in
11 an R-2A zone and encouraging a smaller house on a smaller lot. Councilmember Laursen
12 said he like where they were headed but his intent was to look at changing frontages in
13 all zones. He questioned if they assumed that they would only be developing in the R-2A
14 zone or R-PUDs? Mr. Roberts said the frontage was looked at for all zones. He described
15 It was looking with an eye of lot size thresholds and what made sense. Mr. Roberts
16 agreed that the front setbacks could be reduced further down. Councilmember Laursen
17 and Mr. Roberts discussed if the Open Space subdivision in a R-2A zone could qualify for
18 a Transfer of Development Rights bonus. Mr. Roberts clarified that the zone did not
19 qualify. The City Council debated the name of the ordinance and the open space
20 specifications included in the ordinance.

21
22 *Councilmember Mann moved to approve Ordinance 24-06—Amending 21.10.020 Open*
23 *Space Subdivision, Adjusting Lot Standards, Including Adoption of Standards Within R-2A*
24 *Zones and Revising Setbacks in Various Zones for second reading. Councilmember Larsen*
25 *seconded the motion.*

26
27 Councilmember Laursen recalled that one of the seven open space options was a
28 stormwater basin. He said he was done with this and didn't think it should qualify as
29 open space. They should consider if they were okay with stormwater basins being open
30 space in all circumstances. He didn't want stormwater basins to be considered park.

31
32 *Councilmember Laursen made a motion to amend to strike 21-10-020 sub-section*
33 *1-7 from the ordinance: "Stormwater Basin: These facilities must be built to Nibley*
34 *City Engineering design standards and specifications, must contain a tree for*
35 *every 300 square feet and planted and clustered around the perimeter basin*
36 *area; an irrigation system must be installed, and be planted with grass, natural*
37 *vegetation and shrubs. The stormwater basin can be a local or regional basin and*
38 *must be owned and maintained by Nibley City." Councilmember Larsen seconded*
39 *the motion.*

40
41 The City Council discussed the implications of removing stormwater basin from the
42 proposed ordinance and Nibley City's stormwater fees.

1 *The amendment passed unanimously 5-0; with Councilmember Laursen,*
2 *Councilmember Larsen, Councilmember Sweeten, Councilmember Mann, and*
3 *Councilmember Mansell all in favor.*

4

5 Voting on Ordinance 24-06 as amended motion was as follows:

6

7 *Councilmember Larsen voted in favor.*

8 *Councilmember Laursen voted in favor.*

9 *Councilmember Mann voted in favor.*

10 *Councilmember Mansell voted in favor.*

11 *Councilmember Mann voted in favor.*

12

13 *The amended motion passed unanimously 5-0; with Councilmember Mansell,*
14 *Councilmember Larsen, Councilmember Laursen, Councilmember Sweeten, and*
15 *Councilmember Mann all in favor.*

16

17 **Public Hearing: Ordinance 24-07— An Ordinance Providing for the Compensation of**
18 **Elected, Statutory Officers and Department Heads of Nibley City**

19 Mr. Maughan described that the ordinance as a bit different than what had been done
20 in the past. Senate Bill 91 added requirements for department heads to be included in a
21 similar ordinance. The City was required to hold a public hearing to allow the public to
22 view and comment on the salaries of elected officials, statutory employees, and
23 department heads. Mr. Maughan directed the City Council to the list of department
24 heads and their proposed salaries for the 2024-25 budget year. Mr. Maughan suggested
25 the City Council wait to approve the ordinance if the proposed 2024-25 budget was
26 passed. Mr. Maughan discussed the implications and perceived benefits of a
27 compensation study that was proposed in the 2024-25 budget.

28

29 Mayor Jacobsen gave direction to the public present and opened the public hearing at
30 7:48 p.m.

31

32 Seeing no public comment, Mayor Jacobsen closed the public hearing at 7:48 p.m.

33

34 **Discussion & Consideration: Ordinance 24-07— An Ordinance Providing for the**
35 **Compensation of Elected, Statutory Officers and Department Heads of Nibley City**
36 **(First Reading)**

37 Mr. Maughan reviewed the policy that had been in place for Mayoral and City Council
38 compensation in 2015.

39

40 *Councilmember Laursen moved to approve Ordinance 24-07— An Ordinance Providing*
41 *for the Compensation of Elected, Statutory Officers and Department Heads of Nibley*
42 *City, for first reading. Councilmember Mann seconded the motion. The motion passed 5-*
43 *0; with Councilmember Laursen, Councilmember Mann, Councilmember Larsen,*
44 *Councilmember Sweeten, and Councilmember Mansell all in favor.*

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2 Seeing no objection, Mayor Jacobsen called for a short break at 7:53 p.m.

3
4 The meeting resumed at 8:00 p.m.

5
6 **Discussion & Consideration: Resolution 24-10— Amending the Budget for the Various**
7 **Funds of Nibley City for the Fiscal Year 2023-24, and Adopting the Budget for the**
8 **Various Funds of Nibley City and Other Budgetary Matters for Fiscal year 2024-25 and**
9 **Adjusting Certain Fees and Payments for Services (First reading)**

10 Mr. Maughan used an electronic presentation entitled Nibley City 2024-2025 Annual
11 Budget; Justin Maughan PE; June 6, 2024 (a printed copy of this presentation is printed
12 and included in the printed meeting minutes). The topics included in his presentation
13 included the following: Important Decision For Tonight, Tax Rate, \$110,000 Federal Safe
14 Routes to School Grant, Any amendments to what has been presented in prior
15 workshops, Certified Taxable Value - \$761,539,066, Certified Tax Rate – 0.001378, Sales
16 Tax, Tax Revenue History, % Increase, FY 23/24 Transfer to Capital Projects, Why the
17 Surplus?, Big Asks for FY – 24/25, Grants, ?.

18
19 Mr. Maughan addressed budget questions and clarifications from Councilmember
20 Mann, Mayor Jacobsen, and Councilmember Laursen.

21
22 *Councilmember Laursen moved to approve Resolution 24-10— Amending the Budget for*
23 *the Various Funds of Nibley City for the Fiscal Year 2023-24 and Adopting the Budget for*
24 *the Various Funds of Nibley City and Other Budgetary Matters for Fiscal year 2024-25*
25 *and Adjusting Certain Fees and Payments for Services, and adopting the certified tax*
26 *rate of 0.001378, for first reading. Councilmember Sweeten seconded the motion.*

27
28 The City Council discussed adopting the certified tax rate versus Nibley’s historical tax
29 rate of 0.001667.

30
31 Seeing no opposition to voting, the City Council voted.

32
33 *Voting on the motion to approve Resolution 24-10 was unanimous 5-0; with*
34 *Councilmember Laursen, Councilmember Sweeten, Councilmember Larsen,*
35 *Councilmember Mann, and Councilmember Mansell all in favor.*

36
37 **Council and Staff Report**

38 Councilmember Larsen reported on he and Councilmember Sweeten’s meeting with Mr.
39 Bingham and thanked staff for their efforts. Councilmember Sweeten “dittoed” this.

40
41 Councilmember Laursen asked for follow up on the half-road at 1350 West. Mr.
42 Maughan reported they had gotten jurisdictional termination from the Court and were
43 moving on to avoidance and mitigation.

1 After a prompting from Councilmember Laursen, Mr. Maughan reminded the City
2 Council that their next meeting on June 19 was as Nibley City Hall.

3
4 Councilmember Mann described that she liked the Park and Recreation Advisory
5 Committee bus tour. She also reported that she had put in a beehive at Morgan Farm
6 and reported that it was thriving.

7
8 Councilmember Mansell questioned if Nibley Farms landscape plan had been built out
9 and questioned when this needed to be done. Councilmember Mansell agreed that the
10 bus tour was great.

11
12 Mr. Roberts reported on the Walk and Bike Audit held for the Active Transportation
13 Advisory Plan. Mr. Roberts reported that the Parks and Recreation Open Space Plan
14 should be on the City Council's agenda the first meeting in July.

15
16 Mayor Jacobsen said the City Council would see a Resolution, moving forward, with Tri-H
17 Farms.

18
19 Ms. Bodily reported that the City currently had a full seasonal staff on board but would
20 need to hire an additional seasonal parks employee because of varied seasonal schedules.

21
22 Mr. Eliason thanked the Mayor and City Council member that were able to participate in
23 the Public Works building open house. He also reported that the Mt. Vista playground
24 was almost "wrapped up." Next, Mr. Eliason said the Water department had been firing
25 wells up and that water was starting to run heavy. Lastly, Mr. Eliason said the City
26 Council would start to see street preservation starting in the next month.

27
28 Mayor Jacobsen updated the City Council about the Watermark property and three
29 other adjacent properties disconnecting from Logan City to Nibley City.

30
31 Mr. Wright reported that some results of the Nibley City Wellbeing survey had been
32 processes and he would report on this soon.

33
34 Mr. Wright reported on a meeting with Northern Utah United (NUU) soccer and on
35 Nibley City's portion of soccer participation. He said Nibley had 900 players in the past
36 Spring.

37
38 Mr. Wright reported on a meeting regarding of the county-wide indoor recreation
39 feasibility study technical committee to outline a Request for Proposals for indoor
40 recreation.

41
42 Mr. Wright reported on the upcoming Heritage Days.

43
44 Seeing no objection, Mayor Jacobsen adjourned the meeting at 10:28 p.m.

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Attest: _____
City Recorder

Draft Minutes