

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

3
4
5 OFFICIAL MINUTES OF THE MEETING
6 City Recorder Cheryl Bodily took minutes
7

8 **Opening Ceremonies**

9 Councilmember Larsen led the meeting in the Pledge of Allegiance.

10
11 Councilmember Larsen recognized Councilmember Mansell's 50th birthday, which was
12 the following day, and the meeting participants sang *Happy Birthday*.
13

14 **Call to Order and Roll Call**

15 Mayor Larry Jacobsen called the Thursday, August 1, 2024, Nibley City Council meeting
16 to order at 6:30 p.m. Those in attendance included Mayor Larry Jacobsen,
17 Councilmember Norman Larsen, Councilmember Erin Mann, and Councilmember
18 Garrett Mansell. Justin Maughan, Nibley City Manager, Levi Roberts, Nibley City Planner,
19 Tom Dickinson, Nibley City Engineer, and Chad Wright, Nibley City Recreation Director
20 was also present. Councilmember Kay Sweeten was excused from the meeting and
21 Mayor Jacobsen expected Councilmember Nathan Laursen to arrive later.
22

23 **Approval of the Previous Meeting Minutes and Current Agenda**

24 Councilmember Larsen moved to approve the July 11, 2024, meeting minutes and the
25 evening's agenda, swapping agenda items #5 and #6. Councilmember Mansell seconded
26 the motion. The motion passed unanimously 3-0; with Councilmember Larsen,
27 Councilmember Mansell, and Councilmember Mann all in favor.
28

29 **Public Comment Period**

30 Mayor Jacobsen gave direction to the public present and opened the Public Comment
31 Period at 6:35 p.m. Seeing no public comments, Mayor Jacobsen closed the Public
32 Comment Period at 6:35 p.m. with the Council's permission
33

34 **Cache County Council Report: Update with Cache County Council Representative,
35 Kathryn Beus**

36 Cache County Councilmember Kathryn Beus was present at the meeting.
37 Councilmember Beus described that she had set the goal to meet with each municipality
38 to work with each Council to set goals and collaborate. So she could know what each
39 municipality was working on and to let them know what the County was working on and
40 to learn how to best advocate for each municipality on the County level. She had an
41 electronic presentation entitled *Cache County Council Update 08/01/24* (a printed copy
42 of the presentation is included in the printed meeting minutes). The topics included in
43 her presentation included the following: a property map of the Elkhorn Ranch Open

1 Space, Elkhorn Ranch Open Space, Cache Fire District Board, RAPZ, and General County
2 News.

3
4 Mayor Jacobsen requested that Kathryn Beus pass the message along the sentiment
5 that that the Cache County Council didn't represent just the unincorporated parts of
6 Cache County; that they represented all of Cache County and the municipal cities that
7 were incorporated into Cache County. Everyone paid Cache County taxes.

8
9 **Training: Cache County Assessor, Brett Robinson**

10 Brett Robinson, Cache County Assessor was present for this discussion. He presented a
11 few documents (included in the printed meeting minutes) and discussed Entity Average
12 Residential Values History, Entity Average Commercial Values History, taxable value
13 from the State of Utah, Process of Establishing Values and how this was done, Form PT-
14 10 Request for Review-Locally Assessed Real Property Cache County Board of
15 Equalization, and Taxpayer Information for Filing a Property Tax Appeal.

16
17 **Discussion & Consideration: Resolution 24-16 – Creation of the Nibley Morgan Farm**
18 **501(c)(3) (Second Reading)**

19 Mr. Maughan reported that staff was continuing to figure out control of the Morgan
20 Farm and figuring out where that balance was. There had been a few "tweeks" by staff
21 and Councilmember Laursen had some "tweeks" he wanted to incorporate into the
22 bylaws as well and staff hadn't been able incorporate the "tweeks" to get the City
23 Attorney's opinion on the changes. Mr. Maughan asked for the City Council to continue
24 the item and keep in mind they were working diligently on trying to the bylaws to a get
25 to a place they could execute and get the 501(c)(3) rolling.

26
27 ***Councilmember Larsen moved to continue Resolution 24-16 Creation of the Nibley***
28 ***Morgan Farm 501(c)(3), until staff was ready to bring it back to the City Council.***
29 ***second the motion. Councilmember Mann seconded the motion.***

30
31 Mayor Jacobsen clarified that staff was willing to accept input from any City Council
32 member before the item came back on the agenda. Mr. Maughan agreed that staff was
33 always willing to accept input from the City Council on any item.

34
35 ***The motion passed unanimously 3-0; with Councilmember Larsen, Councilmember***
36 ***Mann, and Councilmember Mansell all in favor.***

37
38 **Discussion & Consideration: Resolution 24-17 – Adopting the Nibley City Parks,**
39 **Recreation and Open Space Master Plan (Second Reading)**

40 Mr. Roberts *Nibley City Council; August 1, 2024.* The topics in his presentation include
41 the following: Nibley City Park, Recreation and Open Space Master Plan; City Council;
42 August 1, 2024, Update for 2nd Reading (August 1), and Summary of updates.

1 Mr. Wright said in the recreation executive summary and in other sections of the plan it
2 indicated there was an emphasis on addressing the question of ongoing maintenance in
3 Nibley's Parks. This would be very valuable for them in existing parks and would come
4 into play with new park property the City might acquire. Mr. Wright said the Parks and
5 Recreation Committee was excited and the City Council should be excited that the plan
6 helped add some detail and structure to evaluate when a developer presented some
7 land.

8
9 ***Councilmember Larsen moved to approve 24-17 – Adopting the Nibley City Parks,***
10 ***Recreation and Open Space Master Plan. Councilmember Mansell seconded the***
11 ***motion.***

12
13 The Council discussed the work they had cut out for themselves that was presented to
14 them in the plan and discussed the financial analysis presented in the plan.
15 Councilmember Larsen questioned the practice of having subdivisions give the City open
16 space and if this was a practice they wanted to continue to do considering the cost of
17 developing open space. Mayor Jacobsen described the continued pressure he got from
18 residents to continue to maintaining a rural atmosphere.

19
20 Seeing no objection, Mayor Jacobsen called for a vote on the motion.

21
22 ***Voting the motion to approve Resolution 24-17 was as follows:***
23 ***Councilmember Larsen voted in favor.***
24 ***Councilmember Mansell voted in favor.***
25 ***Councilmember Mann voted in favor.***

26
27 ***The motion passed unanimously 3-0; with Councilmember Larsen, Councilmember***
28 ***Mansell, and Councilmember Mann all in favor.***

29
30 Mr. Wright left the meeting at 7:52 p.m.

31
32 **Discussion & Consideration: Resolution 24-18 – A Resolution Indicating the Intent to**
33 **Adjust the Municipal Boundary Between the City of Logan and Nibley City (First**
34 **Reading)**

35 Mr. Roberts led this discussion. He showed a plat map of the proposed adjusted
36 boundaries. The topics he discussed were the Logan/Nibley Boundary Adjustment and
37 an Update for 2nd Reading (August 1) (see printed slides included in the printed meeting
38 minutes). Mr. Roberts said it was staff's recommendation to pass Resolution 24-18 and
39 waive the second reading.

40
41 The City Council discussed how they would like to proceed with the motion when
42 considering where Logan stood with the boundary adjustment.

1 ***Councilmember Mansell moved to approve Resolution 24-18 – A Resolution Indicating***
2 ***the Intent to Adjust the Municipal Boundary Between the City of Logan and Nibley***
3 ***City, for first reading. Councilmember Mann seconded the motion.***

4
5 Councilmember Mansell wanted Logan to weigh in before the Nibley City Council
6 finalized their decision. Mayor Jacobsen suggested, “we’ll wait until its offered.”

7
8 ***The motion passed unanimously 3-0; with Councilmember Mansell, Councilmember***
9 ***Mann, and Councilmember Larsen all in favor.***

10
11 **Council and Staff Report**

12 Mr. Dickinson reported on the 1200 west road project. Expected the closure to remain
13 in effect for three more weeks.

14
15 Mr. Dickinson updated the City Council on the 1300 west project and widening the road.

16
17 Mr. Dickinson updated the Council on the 3200 South signal at highway 89/91.

18
19 Mr. Dickinson said he’d provided notification to residents on 3200 South between 800
20 West and 950 West for construction of the sidewalk along that roadway.

21
22 Mr. Dickinson said Ridgeline Park, park was intended to start in the current year. They
23 had considered starting in certain area and working around and avoiding other areas,
24 but the DWA felt this was inefficient. The City was waiting for the Ute Ladies’ Trusses
25 and Mr. Dickinson had heard they were starting to bloom around the valley.

26
27 Mr. Maughan reported on an appeal to a citation on Nibley’s nuisance ordinance.

28
29 Councilmember Nathan Laursen arrived at 8:17 p.m.

30
31 Mr. Maughan reported on traffic issues, road closures and road detours and complaints
32 that had been received by residents regarding both.

33
34 Mr. Maughan reported that staff was working hard on the salary study that was funded
35 by the City Council. He reported on a meeting that was held the previous week.

36
37 Mr. Maughan updated the City Council on discussion of Nibley City seeking its own zip
38 code. He and Mr. Maughan had spoken with Nick Kenczka of the Nibley City Planning
39 Commission regarding the assessment of sales tax. Mr. Kenczka said it might be easier
40 to claim if Nibley City had its own zip code. Mr. Maughan described the process of
41 seeking a zip code for Nibley City moving forward. Councilmember Mann questioned
42 Mr. Maughan had discussed 1100 W and 1200 W with the Postmaster. Mr. Roberts said
43 this was in Nibley City’s “court” and was not the responsibility of the Postmaster.

1 Mr. Maughan made the City Council aware that per the budget, Nibley City had hired
2 James Cleverley in the Water and Wastewater department and described some of his
3 qualifications.

4
5 Mr. Maughan updated the City Council of the City Summer Party on Monday, August 19
6 and that Bike to Work week was September 9-13.

7
8 Mr. Maughan reported that the city's annual audit was upcoming in the next month. He
9 reminded the City Council of the internal audit that was done each year. Mr. Maughan
10 asked for a volunteer to complete the internal audit. Councilmember Mann volunteered
11 to participate in the internal audit.

12
13 Mr. Maughan described an issue with Nibley's water system and a taste and odor
14 problem.

15
16 Mr. Maughan described a clerical error with the Ordinance that increased the City
17 Council's stipend with the staff's annual Cost of Living adjustment. Mr. Maughan
18 described how staff intended to take care of the issue and were given no alternate
19 direction from the City Council other resolving the issue in a timely manner.

20
21 Mr. Roberts reported on the Stokes Nature Center development agreement and Wesley
22 Nelson Farms considerations for rezone and code changes that were being considered
23 by the Planning Commission at their next meeting.

24
25 Councilmember Laursen reported that a resident had driven down one of the roads that
26 had recently been resurfaced.

27
28 Councilmember Mann reported on follow-up items completed by the Public Works
29 department and complimented them.

30
31 Councilmember Mansell said a resident had reach out to him asking about Nibley's fire
32 response time. He asked for clarification on Nibley's relationships with the Hyrum and
33 Logan fire departments.

34
35 Councilmember Larsen reported on the latest meeting with Wesley Nelson Farms.

36
37 Mayor Jacobsen reported on BRAG's new Director and said he was excited for what he
38 had outlined. The Director came from BRAG on the Human Services side.

39
40 Seeing no objection, Mayor Jacobsen adjourned the meeting at 8:44 p.m.

41
42
43 Attest: _____
44 City Recorder