

A Meeting of the Nibley City Council held at Nibley City Hall, 455 West 3200 South, Nibley, Utah, on Thursday, October 3, 2024.

OFFICIAL MINUTES OF THE MEETING  
City Recorder Cheryl Bodily took minutes

**Opening Ceremonies**

Councilmember Garrett Mansell said he had observed the criticisms of national debates for being too civil. He thought it was interesting they were getting to the point that being civil was a bad thing. He was grateful they were able to be civil in Nibley City.

Councilmember Mansell led the meeting in the Pledge of Allegiance.

**Call to Order and Roll Call**

Mayor Larry Jacobsen called the Thursday, October 3, 2024, Nibley City Council meeting to order at 6:32 p.m. Those in attendance included Mayor Larry Jacobsen, Councilmember Norman Larsen, Councilmember Kay Sweeten, Councilmember Erin Mann, and Councilmember Garrett Mansell. Justin Maughan, Nibley City Manager, Levi Roberts, Nibley City Planner, Cheryl Bodily, Nibley City Recorder, Tom Dickinson, Nibley City Engineer, and Steve Eliason, Nibley City Public Works Director was also present.

**Approval of the September 12, 2024, Meeting Minutes and Current Agenda**

Councilmember Mann requested a name correction on page 6 line 40 of the previous meeting minutes. General consent was given for the amendment and then approval of the September 12, 2024, meeting minutes.

Mayor Jacobsen gave direction to the public that were present to presumably make comment regarding 1200 West. He made it clear that the 1200 West issue was relatively new, and the Council and staff hadn't had the chance to have the public's concerns with 1200 as an agenda item. He noted that the public comment period was limited to 15 minutes. He told the City Council that adopting the evening's agenda as it was presented, limited the public comment period to 15 minutes. Mayor Jacobsen promised the public that he would get the topic on a future agenda.

Councilmember Laursen arrived at 6:38 p.m.

Councilmember Sweeten moved to approve the evening's agenda and adjusted the time for the public comment period to 30 minutes and allowing 3 minutes for each person's comments. Councilmember Larsen seconded the motion. The motion passed unanimously 5-0; with Councilmember Sweeten, Councilmember Larsen, Councilmember Laursen, Councilmember Mann, and Councilmember Mansell all in favor.

**Public Comment Period**

Mayor Jacobsen gave direction to the public present and opened the Public Comment Period at 6:39 p.m.

Steven Wood with Sunrise Engineering and the Nibley Blacksmith Fork Canal Company said he had been retained by the City to do their Stormwater Master plan and by the Blacksmith Fork Canal company work on their Irrigation Master Plan in connection with the Stormwater Master plan. He thanked the City Council for their amazing staff. Mr. Wood said Nibley's stormwater system was heavily integrated with the canal system. He said this was proven and exacerbated. The Blacksmith Fork Canal Company wanted to invite one or two councilmembers to an end-of-season walk-through of their system to understand the relationship between Nibley City and the Nibley Blacksmith Fork irrigation system. Mayor Jacobsen offered that the City Council could agendaize a meeting and have a special meeting of the City Council to accompany him at the meeting.

Randy Spaulding of 1384 West 2930 South in Stonebridge said he had read the technical summary in which had highlighted the word "safety" He felt the plan in place didn't provide any safety in the sense that he felt they were sharing the same lanes when they turned with another car. He felt the barrier was like permanently living in a construction site. He said there was no shoulder, and he was concerned about snow accrual on the barriers at winter. He asked the City Council what else they could consider. He didn't want his children driving on the road.

Brady Hanks of 1396 West Nibley parkway said he was concerned they had tried to address the issue of safety but had caused additional safety concerns and were impeding traffic. Mr. Hanks read a prepared statement that was not provided to the City Recorder.

Kyle Audd of 2984 Stonebridge Drive said his concerns were that there was a park along 1200 West that was no longer usable and there was nowhere for cars to park along 1200 west. He did not appreciate the concrete barriers and was also concerned that there were islands within the bike lanes. He was concerned about sight during the evenings. He discussed his experiences trying to turn on 1200 West. He hoped the City Council took this into consideration that would make the road better for everyone involved.

Reagan Hoth of 2991 Stonebridge Drive said if they were trying to make things safer, this isn't what had happened. The barrier for the bike lane had become a balance beam for kids to walk on and the islands were jumps for their bikes. He discussed his experiences turning in his personal vehicles. He was yet to see anyone that could make the turn without going into the other lane of traffic. He described additional experiences with individuals in the bike lanes.

Jeff Lasater of 1383 Nibley Parkway said he was a retired cop and the situation was asinine. He said this was not a calming effect. It was dangerous for everybody. He discussed his experiences with the road and questioned who would be responsible if someone were to be hurt. He said someone would get hit and someone would lose their life, and the city was going to get sued.

Wade Ardern of 1280 West and 2980 South in the Stonebridge subdivision said he was concerned for the safety of people and particularly teenage drivers. Turning right out of Stonebridge was a hairpin turn and could not be made without turning into oncoming traffic. He invited the City Council to come to the Stonebridge subdivision and try and turn out of it going south. He discussed the narrowness of 1200 West and the issues with large truck on the road. He also said the road was ugly.

Bruce Rigby of 161 West 3450 said he had tried to approach this with an open mind and understanding what they were trying to accomplish, but he was trying to turn left into the subdivision and there really wasn't enough room. He described bus drivers driving in the area with disabled children.

Holly Weston of 1190 West 2400 South read her comments, which are included in the printed meeting minutes.

Jacob Rigby of 2997 Stonebridge Drive said he appreciated the Mayor and the dialog that had occurred. He asked what they would do if they had a flat tire on 12<sup>th</sup> west and how would they take care of that situation? He described a barrier and a child in the barrier. He described his special needs daughter's bus and that the bus couldn't make the right-hand turn. Considering his special needs daughter, he was not okay with the direction that the bus driver was given that he should drive over the island.

Dan Debella of Stonebridge and Nibley Parkway said the landscaping was nice the wide sidewalks on the west, they loved. He didn't get why they would pour concrete in the middle of the bike lanes? He described his observations of this. He said the triangles made things really squishy and he had a hard time turning right out of Stonebridge heading south. He appreciated the opportunity to voice his concerns.

Mr. Roberts and Ms. Bodily read comments from Randy Adams and Ethen Anthony, which are included in the printed meeting minutes.

The City Council gave general consent to suspend the agenda to allow another 10 minutes of public comment.

Travis Danser of 1222 West 2890 South asked the City Council to go to 1200 West and turn into the Stonebridge neighborhood and envision snow on the road and having a semi-truck pass them on the left with traffic on the rights. Mr. Danser discussed his concerns with the cement bike lane barriers. He was concerned with making a right-

hand turn and hadn't see the full effect of turning left on to 1200 west. Mr. Danser did not see how this was an effective way of creating more safety.

Emily Rigby of 2996 Stonebridge Drive thanked the City Council and asked that the item be put on the next City Council meeting agenda. She asked if the City Council could consider another way and other options. She suggested four-way stops, stop signs and speed bumps. Ms. Rigby discussed the difference in driving between people who are used to the road versus the danger of others who had not been on the road before.

Meagan French of 1261 West and Nibley Parkway had her kindergartener with her and discussed her son walking home with his older brother. She had a deep concern that her son would be hit on 1200 south. She appreciated the approach of safety but suggested there was another way.

Mandy Haw of 2991 Stonebridge Drive said cars went fast on that road and it was always southbound traffic. The barrier helped with northbound going slower but did not help with the southbound. She discussed her little boy that gave her gray hairs and wanted to do bike jumps off the islands and she'd observed kids doing wheelies off the barriers.

Seeing no further public comments, Mayor Jacobsen closed the Public Comment Period at 7:22 p.m.

### **Planning Commission Report**

Mr. Roberts reported that the Planning Commission had approved two conditional use permits at their last meeting. One was within the Nibley Coach subdivision. They'd gotten a conditional use for 31 single-family homes. Staff was currently reviewing the final plat. Mr. Roberts said there was a corporate office for a company called Stepper that was approved in the old CampSaver building. Mr. Roberts said the Planning Commission recommended a zoning designation for the properties along the highway and the remaining property for the charter school. The zoning designation for the Watermark property zoning had already occurred in the property development agreement that was approved. Lastly, Mr. Roberts reported that the Planning Commission had workshopped additional parking regulations.

### **Presentation: CAPSA - Domestic Violence Awareness Month (DVAM)**

Kara Tim, Business Relations Developer for CAPSA was present for this presentation. Ms. Tim described a domestic violence situation that had been addressed at a CAPSA center. Ms. Tim asked the City Council to sign a Domestic Violence Awareness pledge board, which they signed, and a picture was taken for inclusion in CAPSA's social media.

Councilmember Laursen asked what could be done as communities to prevent domestic violence. Ms. Basic said they could utilize basic bystander intervention skills and described how these skills can be used.

Ms. Tim and Mayor Jacobsen discussed that domestic violence occurrences were rising and discussed some of the factor that may be attributing to the rising numbers.

**Presentation: Wellness Survey Results**

Emma Epperson gave this presentation utilizing a PowerPoint presentation entitled, *Wellbeing in Nibley* (a printed version of the presentation is included in the printed meeting minutes). The topic included in her presentation included the following: Survey Project Goals, City Reports are Online Now, Nibley Wellbeing Survey, Demographics, Personal Wellbeing in Nibley, Community Wellbeing in Nibley, Little Change Over Time, Nibley Wellbeing Matrix, Community Connection to Nibley, Demographics (Age & Income), Demographics (Education & Disability), Demographics (Religion), Participation in Recreation and Nature-Based Activities in Nibley, Perceptions About the Pace of Economic Development in Nibley, Top Concerns in Nibley, What do people value about Nibley? What could be done about increasing wellbeing in Nibley? Amenities in Nibley, Availability of City Services and Programs in Nibley, and Thank You.

Councilmember Laursen asked if qualitative coding was used in the process for getting topics for open comments? Ms. Epperson said their open coding process was emergent themes they were seeing. Councilmember Laursen said he may ask for those. Mayor Jacobsen said the survey was done for about 50 communitas and the cost was born in part by the Utah League of Cities and Towns. The City Council may be asked for a financial commitment to complete this surveying in the next fiscal year budget. Ms. Epperson reported that future surveying would most likely occur every other year to avoid survey fatigue. Mayor Jacobsen clarified that there would not be a survey conducted in the next year. Ms. Epperson said this was correct. Mr. Roberts said this survey helped inform the Nibley City Active Transportation Plan and reported the surveying they had done in that process. Councilmember Larsen asked for clarification on survey participation and questioned if participation was down in other cities. Ms. Epperson said this was not a trend. Participation was variable.

**Discussion & Consideration: Resolution 24-22—Naming the City Park Located in the Ridgeline Park Development; Parcel Tax ID: 03-020-0034 (Second Reading)**

Mr. Dickinson reminded the City Council of the discussion that had occurred at the last City Council meeting. He said phase two of the park at Ridgeline Park was the bike park and was on time for construction in spring of 2025. He said the vendor was starting to fabricate some of the items for the bike park and it would be ideal for the fabricator to have a name by the end of October. If this could not occur, they could figure something else out. Mr. Dickinson shared the park names that were suggested by Nibley Heritage 2<sup>nd</sup> Graders at their City Council day the previous week.

Councilmember Mansell recalled that Councilmember Laursen had suggested codifying the naming process. He said he hadn't seen anything about the codifying process. Councilmember Laursen said his preference would be they table naming the park itself

have a committee or a Councilmember or two work off of an example and come up with a process for naming parks.

Councilmember Laursen moved to continue Resolution 24-22—Naming the City Park Located in the Ridgeline Park Development; Parcel Tax ID: 03-020-0034 until indefinitely until an ordinance was written codifying a process to name the park. Councilmember Sweeten seconded the motion.

Councilmember Mann asked for a preview of what would be done in the process of naming the park, which Councilmember Laursen described. Mayor Jacobsen and the City Council discussed the timeframe for writing and approving a process. Councilmember Sweeten thought the idea of writing up a process was a great idea and should happen but didn't know if that should take place before naming the park.

The motion failed 1-4; with Councilmember Laursen in favor. Councilmember Larsen, Councilmember Sweeten, Councilmember Mann, and Councilmember Mansell were opposed.

Councilmember Mann suggested that each Councilmember suggest their favorite name for the park and then discuss those names for the park:

Councilmember Larsen proposed Nibley City Park.  
Councilmember Laursen didn't want to promote a name yet.  
Councilmember Mann proposed Sawmill Park.  
Councilmember Sweeten proposed Pa Nemi Park.  
Councilmember Mansell proposed Nibley City Center Park.

*Councilmember Mann moved to continue Resolution 24-22—Naming the City Park Located in the Ridgeline Park Development; Parcel Tax ID: 03-020-0034 to the next City Council meeting, taking the Council's current list of four names as options for consideration at the next meeting. Councilmember Larsen seconded the motion. The motion passed unanimously 5-0; with Councilmember Mann, Councilmember Larsen, Councilmember Laursen, Councilmember Sweeten, and Councilmember Mansell all in favor.*

Seeing no objection, the City Council took a five-minute break at 8:22 p.m. The meeting resumed at 8:30 p.m.

**Discussion & Consideration: Resolution 24-20— Amending the Nibley City Transportation Master Plan, Removing 2500 South Roadway Between 1200 West and 1300 West (Second Reading)**

Applicants Al Bingham and Joel Nelson were present for this discussion. Trent Williams, Professional Land Surveyor with Ensign Engineering was participating remotely via a Zoom link.

Mr. Roberts gave a presentation utilizing a PowerPoint presentation entitled, *Nibley City Council; October 9, 2024* (a printed version of the presentation is included in the printed meeting minutes). The topic included in his presentation included the following: Update for 10.3 meeting, the first page of the proposed preliminary plat that had been submitted, Summary of comments, Summary of comments II, TMP Amendment Request- 2500 S Removal, Planning Commission Recommendation

“Recommend denial of Resolution 24-20 - Amending the Nibley City Transportation Master Plan, removing 2500 South roadway between 1200 West and Heritage Drive with the recommended findings noted below

1. 2500 S improves street connectivity in the area, which would help disperse traffic, provide direct connections for all street users, improve emergency access, and support effective street maintenance.
2. A dead-end roadway would create safety concerns for fire access.
3. Without 2500 S connection, the Road configuration provides only private benefit for the development.
4. Elimination of 2500 S may force less ideal driveway connections.”

Mr. Williams felt the need for the road lay outside of the subdivision. They were concerned with the safety and volume concern of traffic through a low-volume local road. Mr. Williams responded to each of the items presented in the Summary of Comments. Mr. Bingham said they would need to find more about Heritage Drive and the commercial property. He discussed issued with the canal company and brought up a meeting with Gordon Zilles.

Mayor Jacobsen asked about continuing to use the church property as calculation for residential use. Mr. Williams said had found nothing in Nibley City code that excluded the property used for the code. Mayor Jacobsen said they did not get the entitlement of the property that was sold for another use. Mr. Roberts said the key word was “residential” use. The intended church use was an institutional use, not a residential use. Councilmember Laursen gave his interpretation of Nibley City Code 19.20.020 the Land Use Chart listed churches in the Institutional category and not in Residential. Councilmember Laursen asked for design standard limit for driveway connections on arterial roadways. Mr. Dickinson said this was purely the decision of the Public Works Director. Councilmember Mann and Mr. Bingham discussed if he was concerned with people cutting through the church parking lot instead of using a proposed 2500 West. She clarified that the developers were concerned that 2500 west would be a cut through to proposed commercial development. Mr. Bingham said the commercial developer had discussed not having the road because they were concerned with people cutting behind. They wanted everything coming into 2600 south. The other concern was cost. He said their traffic engineer said the road was not needed in the development.

Councilmember Sweeten discussed Heritage Drive and asked Mr. Bingham if he was likely to have information on Heritage Drive anytime soon? Mr. Bingham was not sure when he would have information on Heritage Drive.

Councilmember Laursen moved to deny Resolution 24-20—Amending the Nibley City Transportation Master Plan, Removing 2500 South Roadway Between 1200 West and 1300 West. Councilmember Mann seconded the motion.

Mayor Jacobsen referred to Nibley City code 19.12.040(G)(1) which stated the maximum density of a residential area in an RM zone is 10 units per net developable acre.

Councilmember Mansell expressed his concerns with having 2500 south so close to the roundabout at 2600 south because of safety concerns. Councilmember Mansell said he also felt he needed to see a final plat before he could make a decision and was in favor of continuing discussion. The City Council discussed and debated the developer submitting a complete application and the role of staff evaluating an incomplete application. Councilmember Laursen said the proponents wanted an answer and this would give them direction to make an application according to what the City Council wanted. He had not been convinced the road need to go and the proponents and staff needed to be able to move forward with an actual application. The City Council and staff discussed what would need to be submitted to have a complete preliminary plat application as well as the issues that had been presented. Mr. Roberts reminded the City Council that the Planning Commission was the body that would approve or deny the preliminary plat. He also reminded the City Council that staff and the Planning Commission had enough information to make a recommendation of denial on the application looking at zoning and connectivity in the area. They stood by their recommendation. Councilmember Larsen said there had been a lot of effort by staff, the City Council and the proponent to get to where they currently were and he'd like to see if they could give it another try.

*Councilmember Larsen made a substitute motion to continue Resolution 24-20—Amending the Nibley City Transportation Master Plan, Removing 2500 South Roadway Between 1200 West and 1300 West until the nine items currently identified by staff are resolved. Councilmember Mansell seconded the motion.*

There was no objection to vote on the motion made by the City Council.

*The motion to continue passed 3-2; with Councilmember Larsen, Councilmember Mansell, and Councilmember Sweeten in favor. Councilmember Mann and Councilmember Laursen were opposed.*

Seeing no objection, the City Council took a five-minute recess at 9:47 p.m.

The meeting resumed at 9:54 p.m.

**Presentation: Personnel Systems & Services; Mike Swallow**

Mike Swallow, representing Personnel Systems & Services, a compensation consulting firm participated in the presentation electronically using the meeting Zoom link.

Mr. Swallow said the exercise was designed to allow local governments to become public polity compliant in their compensation strategy and methodology. Federal law said it was okay differentiate in pay in jobs based on four key elements: job knowledge, responsibility, work environment, and difficulty of work. The laws says that these should be proportional difference. The instrument quantifies the worth of work based on City job descriptions, so the job descriptions was the control instrument. Mr. Swallow said pay grades had been eliminate so that each job had a stand-alone market-based rate of pay. Mr. Swallow discussed the market range of the pay plan. Mr. Swallow presented on compression and how compression occurred in the workplace. The instrument allowed for an exploration for the old-timer's contribution based on time in position as well as the career path in the career they pursued. The instrument was designed so that the dynamics be set so that they wouldn't need another compensation consultation because the instrument was built in such a way that they would only need to refresh the survey data table and the whole instrument rebuilds and regenerates and new pay plan that flow into the final pay tab, if the City was using the same workforce.

Mr. Swallow described that they'd gone through the exercise of engaging with the employees by giving the employees the opportunity to chime in on the four primary factors with a survey.

Mr. Swallow reviewed key features of each of the primary factors that he stated were public sector specific. Mayor Jacobsen and Mr. Swallow discussed the parabolic curves included in the compensation instrument. Mr. Swallow said:

*“Success or failure as a manager rest in the ability to evaluate that ability as the ongoing assessment of things as they were, as they are, and as they need to be, resulting in the effective allocation of the resources needed to prevent and solve problems.”*

Mr. Maughan described that he was confident that the compensation study reset the organization to where their staff needed to be.

Councilmember Laursen clarified what was meant by survey minimum in that they represented market data. Councilmember Laursen discussed p-values and questioned if there were internal bias if employees were weighting the value of job knowledge. Mr. Swallow said the only weighting employees had was on the ranking of the primary four key elements; the instrument was a managerial tool. Mr. Swallow discussed a pay plan using non-work paid time as a form of pay increase. Mayor Jacobsen clarified that the compensation was accounting for base pay and not total compensation. Councilmember Mann discussed the total proposed increase in compensation for staff and questioned if

staff was proposing they City Council reopen the budget to cover the increased compensation. Mr. Maughan reported that there was enough in the current budget to cover the salary increases and the benefit increases.

Mr. Swallow's presentation ended at 10:46 p.m.

**Public Hearing: Ordinance 24-12— An Ordinance Providing for the Compensation of Elected, Statutory Officers and Department Heads of Nibley City**

Mr. Maughan described that State law had changed required that division managers be included in the list of salaries that needed to be publicly heard. Mr. Maughan described the error that was made regarding the City Council and Mayor's compensation when it was heard in June. He said this Ordinance, as a first step, corrected the error that was made with the City Council and Mayor's compensation. The second step was the compensation increases for division managers based off the compensation data.

Mayor Jacobsen opened the public comment period at 10:50 p.m.

Seeing no public comment, Mayor Jacobsen closed the public hearing at 10:51 p.m.

**Discussion & Consideration: Ordinance 24-12— An Ordinance Providing for the Compensation of Elected, Statutory Officers and Department Heads of Nibley City (First Reading)**

Councilmember Mann clarified that the ordinance coversheet proposed salaries on the table were adjusted to take into consideration the compensation study data and were all covered by the safety margin that was built into the current budget.

*Councilmember Laursen moved to approve Ordinance 24-12— An Ordinance Providing for the Compensation of Elected, Statutory Officers and Department Heads of Nibley City and waived the second reading. Councilmember Sweeten seconded the motion.*

*Seeing no opposition to voting on the motion, the vote was as follows:*

*Councilmember Larsen voted yes.*

*Councilmember Laursen voted yes.*

*Councilmember Mann voted yes.*

*Councilmember Sweeten voted yes.*

*Councilmember Mansell voted yes.*

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

**Council and Staff Report**

Councilmember Larsen thanked Nibley's staff for all they did and said it was nice to see the use of the field at City Hall.

Councilmember Laursen thanked staff and asked for updates regarding the local school's SNAP plans. He also asked for any updates regarding half roads. Mr. Dickinson said he would follow up and get a meeting with Heritage Elementary regarding their SNAP plan. Mr. Dickinson reported that the staff had made application to the Army Corps of Engineers for a field permit on 1300 West half-road. They were at about 80% design and the project could go out to bid as soon as the current winter.

Councilmember Mann reported on her participation at the Heritage 2<sup>nd</sup> Grade mock-City Council meeting. Councilmember Mann said she appreciated the flashing school zone lights on 800 west and had utilized them several times in driving down the road.

Councilmember Sweeten reported on her on her participation at the Heritage 2<sup>nd</sup> Grade mock-City Council meeting. She said the students had conducted themselves magnificently and suggested they be given some feedback about their behavior.

Councilmember Mansell thanked staff for their good work.

Mr. Eliason reported on his and Jared Pratt's participation at a Public Works Expo (PWX) conference in Atlanta, Georgia.

Mr. Eliason reported on cement installation for a generator in the rear of City Hall and for park benches at Mt. Vista.

Mr. Maughan reported that Mr. Eliason had a new granddaughter. Nibley employee, Saige Eliason had given birth to a baby girl, and all were doing well.

Mr. Dickinson that regarding capital projects, they were wrapping up the sidewalks along 3200 south and getting some backfill in. The City Council should see sod going in over the next couple weeks. Mr. Dickinson said staff was moving forward on developing a well at the City's 1200 west site. They anticipated going to bid in January. Mr. Dickinson had no update regarding 1200 west. They were still missing parts and pieces, and he couldn't guess on a date when this would be done; it could be weeks, it might be a month.

Ms. Bodily reported that Nibley City staff and elected officials had won the Bike to Work for a small business award again, for the seventh year in a row.

Ms. Bodily reported statistics and feedback from Nibley City's Day of Service on September 7, 2024.

Ms. Bodily reported on her participation at the Utah Municipal Clerk's Association conference the previous week.

Mr. Roberts said there was a lot of master planning going on. The Active Transportation plan was wrapping up with a steering committee meeting on the 23<sup>rd</sup>. Mr. Roberts said they were about to kick off a Town Center Master plan and shortly thereafter, a General Plan update. He said Councilmember Laursen had volunteered to be on the Town Center Master plan and asked for anyone else that wanted to be involved to contact him. Councilmember Larsen expressed that he would like to be involved as well.

Mr. Roberts reported on his participation at the Connected Community Summit.

Mr. Maughan reported that the Nibley City audit had gone really smooth, and the City Council should expect a report on the audit soon.

Mr. Maughan made sure the City Council was aware that they had copies of the printed 2024-25 Nibley City budget books. He said the City Council could thank Amy Johnson for both the audit and the budget.

Mr. Maughan reported that the Morgan Farm 501(c)(3) Non-Profit had been registered with the State. They were ready to move forward and establish a board in following with the bylaws established by the City Council.

Mr. Roberts reminded the City Council of the joint workshop with the Planning Commission to talk about the open space on the old Gibbs property at the Hidden Valley Estates on Wednesday, October 9, 2024. He said he would appreciate the City Council's participation. Mr. Roberts said he would send a calendar notification to the Mayor and Council.

Seeing no objection, the meeting adjourned at 11:19 p.m.

Attest: \_\_\_\_\_  
City Recorder