

1 A Meeting of the Nibley City Council held at Nibley City Hall, 455 West 3200 South,
2 Nibley, Utah, on Thursday, November 14, 2024.

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

7 **Opening Ceremonies**

8 Mayor Jacobsen talked about recent federal elections and that he was “so glad it was
9 over.”

10
11 Mayor Jacobsen referenced a conversation with Brad Wilson: He said our democracy is
12 in trouble when the electorate no longer believes it is a noble endeavor to run for
13 election. A key word is *believe*.

14
15 Mayor Jacobsen said he felt to add that a second threat to our democracy was when the
16 electorate no longer *believes* that a fair and valid process produces a winner. Again, the
17 key verb is *believe*. Our representative democracy requires the belief that it is a
18 worthwhile effort to run for the position of being representative. And our democracy
19 requires a belief that the process that chooses those representatives are elected fairly.
20 We must have faith on our elected leaders and the process that chooses them.

21
22 Mayor Jacobsen led the meeting in the Pledge of Allegiance.
23

24 **Call to Order and Roll Call**

25 Mayor Larry Jacobsen called the Thursday, November 14, 2024, Nibley City Council
26 meeting to order at 6:30 p.m. Those in attendance included Mayor Larry Jacobsen,
27 Councilmember Norman Larsen, Councilmember Nathan Laursen, Councilmember Erin
28 Mann, and Councilmember Garrett Mansell. Justin Maughan, Nibley City Manager, Levi
29 Roberts, Nibley City Planner, Tom Dickinson, Nibley City Engineer, and Cheryl Bodily,
30 Nibley City Recorder was also present. Councilmember Kay Sweeten was excused from
31 the meeting.

32
33 Amy Johnson, Nibley City Treasurer was present in the audience. As well as Planning
34 Commissioner Chair Clair Schenk and Commissioner Nick Kenzca and Nibley City staff,
35 Talon Bigelow.
36

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

38 Councilmember Larsen moved to approve the October 24, 2024, meeting minutes and
39 the evening’s agenda. Councilmember Mansell seconded the motion. The motion
40 passed unanimously 4-0; with Councilmember Larsen, Councilmember Mann,
41 Councilmember Laursen, and Councilmember Mansell all in favor.
42

43 **Public Comment Period**

1 Mayor Jacobsen gave direction to the public present and opened the Public Comment
2 Period at 6:35 p.m.

3
4 Cheryl Vaughan of 3115 South 1000 West wanted to speak regarding item #9 on the
5 agenda (Rezone Parcel 03-018-0005, located at approximately 1101 W 3200 S, from
6 Residential (R-2) to Neighborhood Commercial (C-N)). Ms. Vaughan said her property
7 backed to the parcel. She said the water from that parcel diverted onto her property
8 and she requested to be able to speak to someone before the property was developed.
9 Mr. Dickinson shared his information with Ms. Vaughan and said he would go out in the
10 next week to inspect the property.

11
12 Seeing no further public comments, Mayor Jacobsen closed the Public Comment Period
13 at 6:38 p.m.

14
15 **Planning Commission Report**

16 Planning Commission Chair Schenk said they had discussed two pieces of property for
17 potential rezone out on 1200 West and 3700 South to a mix and possibly R-2A. The
18 Planning Commission did not recommend the mix. Mr. Schenk said they had approved
19 item #9 on the City Council’s current agenda. Mr. Schenk said the Planning Commission
20 had discussed the parking ordinance.

21
22 **Discussion & Consideration: Resolution 24-25—Accepting the Nibley City Audit of**
23 **Fiscal Year 2023-24 (First Reading)**

24 John Haderley and Cody Powell from Larson and Company were present at the meeting
25 to present the 2023-24 audit.

26
27 Ms. Johnson introduced the auditors.

28
29 Mr. Haderley described the auditor’s first opinion they were required to issue, which
30 was their opinion on the financial statements. Their primary scope was on the financial
31 statements. They independently test the financial statement balances. Their opinion
32 was unmodified or unqualified; meaning they had not had to change their audit report
33 because of issues they had found in the audit that would require a change to describe
34 those issues that they couldn’t be comfortable with. He said Nibley City was responsible
35 to know accounting principles and have internal controls in place. The government body
36 was also required to identify conditions that were beyond their control which would
37 affect their ability to continue to operate.

38
39 Mr. Haderley described the auditor’s next opinion, the Utah State Auditor compliance
40 guide. They looked at compliance with budget integrity, fund balance, and that the
41 general fund balance was in line with State code. They looked at government fees
42 charged, any restricted taxes or related revenue and that the fees and taxes were being
43 spent and tracked appropriately, and the fraud risk assessment. Mr. Haderley described
44 his opinions of the Fraud Risk Assessment Form required by the State Auditors.

1
2 Mr. Haderley spent time describing the auditor’s Fund Statements.

3
4 Councilmember Mann asked for clarification on wording presented in the audit.
5 *“identified the following significant risks during our audit that we have performed*
6 *additional procedures for in proper revenue recognition, cash dispersants, and potential*
7 *management bias, etc.”* Mr. Haderley said auditors had the risk of not overstating assets
8 or understating liabilities. Capitol assets were typically assigned a lower risk. The
9 auditors performed extra tasks on assets that had greater risk. Mayor Jacobsen clarified
10 that normal testing had shown that Nibley City was not out of compliance.

11 Councilmember Laursen asked if staff had identified any areas they wanted to improve.
12 Ms. Johnson said they hadn’t identified any areas they felt they could improve. Mr.
13 Haderley discussed the auditor’s experience conducting the Nibley City audit. His only
14 recommendation was that it was okay to have someone looking at their work. He said
15 cross-training and having as many review controls as possible was good. He
16 recommended the Council should fill out the Fraud Risk Assessment.

17
18 Ms. Johnson explained what had happened with the Capital Projects Budget and a
19 reimbursement from COG that the City hadn’t received until the next fiscal year.

20
21 *Councilmember Larsen moved to approve Resolution 24-25—Accepting the Nibley City*
22 *Audit of Fiscal Year 2023-24 and waived the second reading. Councilmember Mann*
23 *seconded the motion.*

24
25 Councilmember Laursen expressed his appreciation of staff and all they did. Mayor
26 Jacobsen said they had a customer centric type of staff, that they had on all fronts.

27
28 *The vote on the motion to approve proceeded as follows:*

29 *Councilmember Larsen voted yes.*

30 *Councilmember Laursen voted yes.*

31 *Councilmember Mann voted yes.*

32 *Councilmember Mansell voted yes.*

33
34 *The motion passed unanimously 4-0; with Councilmember Larsen, Councilmember Mann,*
35 *Councilmember Laursen, and Councilmember Mansell all in favor.*

36
37 Amy Johnson left the meeting at 7:08 p.m.

38
39 **Discussion & Consideration: Ordinance 24-11—Amendment 2 of the Ridgeline Park**
40 **Subdivision Development Agreement, Allowing for a Payment In-Lieu of Required**
41 **Improvements for the 2900 South Access Road (Second Reading)**

42 Mr. Roberts started discussion with an electronic presentation entitled *Nibley City*
43 *Council Meeting, November 14, 2024; Ridgeline Park – Amendment 2* (a printed copy of
44 the presentation is included in the printed meeting minutes). The topic included in his

1 presentation included the following: Background, Staff Recommendation and Planning
2 Commission Recommendation:

3
4 **“Staff Recommendation**

5 *Recommend approval of Ordinance 24-11: Amendment 2 of the Ridgeline Park*
6 *Subdivision Development Agreement, allowing for a payment in-lieu of required*
7 *improvements for the 2900 South access road*

8
9 **Planning Commission Recommendation”**

10 *Recommend approval of Ordinance 24-11: Amendment 2 of the Ridgeline Park*
11 *Subdivision Development Agreement, allowing for a payment in-lieu of required*
12 *improvements for the 2900 South access road with the modification that it is based*
13 *upon actual costs as required by UDOT which may include the right-in/right-out*
14 *only restrictions and with the recommendation that the payment is determined by*
15 *the city’s cost estimate analysis.”*

16
17 Mr. Dickinson continued the presentation with minutes from the Utah Department of
18 Transportation (UDOT) preapplication meeting and opinions from Nibley City’s attorney
19 regarding if the City Council could require the developer to pay for alignment of the
20 2900 South intersection and if UDOT could require a crash gate if no other
21 improvements were made, or if a full access could be allowed if the full alignment were
22 made. He said the attorney had advised that the UDOT had the same rights that the City
23 had. Mr. Dickinson reviewed the cost estimates for the road that he had shared with the
24 City Council in the meeting packet, which was \$311,780. He reported that the developer
25 had gone to their contractor and have given them a very rudimentary plan and come up
26 with a second cost estimate, which had come to \$577,704. He said this could be a high
27 cost for a contractor but may be on the low side for the City. Councilmember Mansell
28 asked for reference to where a proposed crash gate would be placed, if it would be at
29 the beginning of 2900 or on the end of the developer’s property on the west side of
30 2900? Mr. Dickinson said the City had the right to close a road if there were no recorded
31 access easement. The City Council discussed when and where a crash gate could be
32 placed on 2900 South.

33
34 Dallas Nicoll with Visionary Homes, said they were not talking about abandoning the
35 2900 access. Everyone would still have the recorded rights to the access that they
36 currently had. Josh Marble, representing Visionary Homes, stated that he had talked to
37 Randy Archibald who said they would be okay with a fence on the boundary of Ridgeline
38 Park because it would allow him to continue to use the lane as they currently did, and it
39 would stop the community from going in front of his house. He said the Ropelatto family
40 said they would use 250 West because they currently couldn’t get a full-size truck on the
41 2900 access. Mr. Marble summarized the process of getting a preliminary bid from their
42 contractor. Councilmember Mann asked if Mr. Nicoll and Mr. Marble if they wanted to
43 negotiate the number for the access improvements at the current meeting or at a
44 different meeting where they could get more into details. Mr. Marble said he would

1 prefer to come up with a win/win number at the current meeting. Councilmember
2 Laursen said he wanted to get to a number to help them in the future. He questioned
3 how much it would cost Nibley City to get a traffic study a year after the Ridgeline Park
4 development were done. Mr. Dickinson estimated it would be \$5,000-8,000.

5
6 *Councilmember Laursen moved to continue Ordinance 24-11—Amendment 2 of the*
7 *Ridgeline Park Subdivision Development Agreement, Allowing for a Payment In-Lieu of*
8 *Required Improvements for the 2900 South Access Road, while staff and Visionary*
9 *negotiate the fee in lieu, specifically nailing down construction costs, and including the*
10 *cost of another traffic study.*

11
12 Councilmember Larsen said he wanted to get a signed agreement in front of the City
13 Council for vote while staff and Visionary negotiate the fee in lieu, including the cost of a
14 traffic study. Staff would look at bids and come up with their best estimation.

15
16 *Councilmember Larsen seconded the motion.*

17
18 Mr. Nicoll said they had been talking about the issue for some time and they and staff
19 had all been in agreeance as to how this would play out. Staff had been reluctant to talk
20 about a number because he knew the Council would make the ultimate decision. He
21 was fine negotiating the amount at the meeting. Mr. Nicoll requested the City Council
22 resolve the issue.

23
24 *Councilmember Larsen made a substitute motion to approve Ordinance 24-11—*
25 *Amendment 2 of the Ridgeline Park Subdivision Development Agreement, Allowing for a*
26 *Payment In-Lieu of Required Improvements for the 2900 South Access Road, with a*
27 *payment in lieu of \$500,000 plus an \$8,500 for a traffic study that would establish the*
28 *level of traffic service on 2900 South and establish the level of traffic service on 3200*
29 *South. Councilmember Laursen seconded the motion.*

30
31 Mayor Dustin clarified that the \$8,500 was a fee to be used for a traffic study and the
32 \$500,000 could be used for any purpose the City wanted.

33
34 Mr. Roberts amended the proposed development agreement to include the wording

35
36 *“500,000, and an additional 8,500 to be used toward the cost of an area traffic*
37 *study.”*

38
39 General consent was given to amend the motion to remove timing associated with the
40 traffic study.

41
42 Councilmember Laursen questioned if emergency access was still available. Mr.
43 Dickinson said 450 West and 250 west off 3200 South was available and there was the
44 crash gate for the commercial access of off SR 165 and everything north of the

1 roundabout would maintain an additional fire lane. Councilmember Laursen questioned
2 why the Council wasn't asking for the full bid amount? Councilmember Mann said she
3 was going off that Visionary and Nibley City staff both felt the bid was high. Mr.
4 Dickinson said the bid could be high for the developer and the bid could be low for the
5 City.

6
7 Councilmember Laursen made a substitute motion to approve Ordinance 24-11—
8 Amendment 2 of the Ridgeline Park Subdivision Development Agreement, Allowing for a
9 Payment In-Lieu of Required Improvements for the 2900 South Access Road with a
10 payment in lieu of \$577,000 plus an \$8,500 for a traffic study that would establish the
11 level of traffic service on 2900 South and establish the level of traffic service on 3200
12 South. Seeing no second, the motion failed.

13
14 *Seeing no objection to voting, the vote to approve Ordinance 24-11 proceeded as*
15 *follows:*

16 *Councilmember Larsen voted yes.*

17 *Councilmember Laursen voted yes.*

18 *Councilmember Mann voted yes.*

19 *Councilmember Mansell voted yes.*

20
21 *The motion passed unanimously 4-0; with Councilmember Larsen, Councilmember*
22 *Laursen, Councilmember Mann, and Councilmember Mansell all in favor.*

23
24 Seeing no objection, the Council took a recess at 8:01 p.m. The meeting resumed at 8:12
25 p.m.

26
27 **Discussion & Consideration: Resolution 24-23—Appointing Members of the Board of**
28 **Directors for the Morgan Farm 501(c)(3) (Second Reading)**

29 Mike and Roxie Christensen were present at the meeting for this discussion.

30
31 Councilmember Mann said she felt they only needed one member of the City Council on
32 the Morgan Farm board. She suggested that they appoint two members from the City
33 Council and when the board convened that they kick one of the City Council
34 representatives off the board and appoint someone else.

35
36 *Councilmember Laursen moved to approve Resolution 24-23—Appointing Members of*
37 *the Board of Directors for the Morgan Farm 501(c)(3) and changing the Board Member*
38 *5's term from a 1-year term to a 2-Year Term. Councilmember Mann seconded the*
39 *motion.*

40
41 Councilmember Larsen volunteered to be a representative from the City Council.
42 Councilmember Mann said she was also happy to serve if no one else had the desire.
43 The City Council agreed that either Mike or Roxie Christensen should be on the board.
44 Ms. Christensen suggested Dan Farnsworth had the experience and qualifications to be

1 on the board and had expressed his willingness to be on the board. He had a vested
2 interest in the club as well. She also described that Jaydee Gunnell had been
3 instrumental in getting things going with workers, grants, and networking and she
4 believed he had also sat on a board of directors and had expressed that he was willing
5 to sit on the board. Ms. Christensen said they worked well with Mr. Gunnell. Ms.
6 Christensen said McKenna was new to the Extension and they had been working with
7 her in establishing an equine therapy program. She also presented Gerald Knight who
8 had a business background. He had expressed that he was interested and had a
9 background with Nibley City as a former Mayor. She described that John Wallentine was
10 affiliated with Utah State University and had an agricultural background. He helped at
11 the farm with the live nativity. He had expressed that he was willing and anxious to help
12 with something like the Morgan Farm. Sherri Schiess had helped with their animals and
13 was very interested in the farm staying a farm and was interested in teaching people
14 things. She had expansive knowledge of people who were “in the shadows” that could
15 be very helpful to the farm. Mike Christensen said Nick Kenczka, a member of the
16 Planning Commission had expressed his interest in being on the board.

17
18 Mayor Jacobsen expressed his apprehension of having either Mike or Roxie sit on the
19 board. He anticipated that the Board of Directors would pay a staff, or someone to
20 manage the farm and he anticipated this could be Mr. or Mrs. Christensen and it could
21 be awkward if they were sitting on the board. Mrs. Christensen said she wanted to be
22 able to continue on the path they were going. Mr. Christensen said they had a solid
23 vision for the farm, and they had worked with the Utah State University landscape
24 architecture program. Mr. Christensen said they were seeking to accomplish the vision
25 of the farm and their interest was not financial. They wanted to make sure the vision
26 was accomplished. Councilmember Laursen suggested Taya Flores who ran the Flores
27 Community Garden and had some experience running a 501(c)(3). Councilmember
28 Mansell described that he thought because this was a Nibley asset, that the people that
29 served on the board were Nibley residents. He felt citizens had a vested interest in doing
30 things the right way.

31
32 After discussion the City Council recommended Roxie Christensen, 4 Year Term; Taya
33 Flores, 4 Year Term; Jaydee Gunnell, 4 Year Term; Erin Mann, 2 Year Term; and Norman
34 Larsen; 2 Year Term.

35
36 *Councilmember Laursen made a motion to amend Resolution 24-23—Appointing*
37 *Members of the Board of Directors for the Morgan Farm 501(c)(3) including the*
38 *following members: Roxie Christensen, 4 Year Term; Taya Flores, 4 Year Term;*
39 *Jaydee Gunnell, 4 Year Term; Erin Mann, 2 Year Term; and Norman Larsen; 2*
40 *Year Term. Councilmember Larsen seconded the motion.*

41
42 *Councilmember Mansell made a substitute motion to amend replacing Taya*
43 *Flores with Nick Kenczka. Councilmember Larsen seconded the motion.*
44

1 Mr. Kenczka said he had put his name in the hat because he appreciated what Mike and
2 Roxie were doing and was willing to put forth his services if he could be a benefit in any
3 way. He trusted Mike and Roxie’s judgement. If he were not included on the board he
4 would offer support in any way he could.

5
6 *The substitute motion to amend failed 1-3; with Councilmember Mansell in favor.*
7 *Councilmember Larsen, Councilmember Larsen, and Councilmember Mann were*
8 *opposed.*

9
10 *The motion to amend Resolution 24-23 passed 4-0; with Councilmember Laursen,*
11 *Councilmember Larsen, Councilmember Mann, and Councilmember Mansell all in favor.*

12
13 *Voting on the amended motion proceeded as follows:*
14 *Councilmember Larsen voted yes.*
15 *Councilmember Laursen voted yes.*
16 *Councilmember Mann voted yes.*
17 *Councilmember Mansell voted yes.*

18
19 *The amended motion passed 4-0; with Councilmember Laursen, Councilmember Mann,*
20 *Councilmember Larsen, and Councilmember Mansell all in favor.*

21
22 **Discussion & Consideration: Ordinance 24-15—Rezone Parcel 03-018-0005, located at**
23 **approximately 1101 W 3200 S, from Residential (R-2) to Neighborhood Commercial (C-**
24 **N) (First Reading)**

25 Mr. Roberts started discussion with an electronic presentation entitled *Nibley City*
26 *Council Meeting, November 14, 2024; Ebeco Rezone* (a printed copy of the presentation
27 is included in the printed meeting minutes). The topic included in his presentation
28 included the following: Background, a preliminary plat map of the proposed commercial
29 use, a satellite view of the propose rezone parcel, the Future Land Use Map view of the
30 parcel, Applicable General Plan Goals, Other Considerations, Planning Commission &
31 Staff Recommendation and Other Considerations

32
33 *“Approval of Ordinance 24-15; Rezone Parcel 03-018-005, located at*
34 *approximately 1101 W 3200 S, from Residential (R-2) to Neighborhood*
35 *Commercial (C-N)”*

36
37 Ezra Eames the property owner was present at the meeting. Councilmember Mansell
38 asked if there would be a crematorium on the sight. Mr. Steve Parkinson, the applicant
39 said they would like to have this option. There was currently only one other crematory
40 in the Valley. Mr. Parkinson said they had chosen this location to serve the south side of
41 the valley. He felt there was an opportunity for them and it would be convenient.
42 Councilmember Mansell questioned if there would be smell. Mr. Parkinson didn’t
43 believe there would be a smell. Councilmember Mansell wondered if the use were a

1 good use so close to a school. The City Council discussed the age demographic of Nibley.
2 Mr. Parkinson discussed addressing the water flowing on Ms. Vaughan's property.

3
4 *Councilmember Larsen moved to approve Ordinance 24-15—Rezone Parcel 03-018-0005,*
5 *located at approximately 1101 W 3200 S, from Residential (R-2) to Neighborhood*
6 *Commercial (C-N), for first reading. Councilmember Mansell seconded the motion.*

7
8 Councilmember Laursen suggested they should go down the list of what was permitted
9 in the zone and make sure they were okay with those uses. Mayor Jacobsen suggested
10 they review conditional uses as well. Councilmember Laursen said funeral home was
11 listed as permitted but animal crematoriums was not permitted. He suggested there
12 must be some reasoning there. He wanted to ensure crematorium was permitted. He
13 also thought ADU's were permitted in the area. Mr. Roberts clarified that residential use
14 was no longer permitted in the Neighborhood Commercial zone outside of the city
15 center area. Councilmember Laursen asked what parking regulations the site would
16 have to regulate to. Mr. Roberts said they would be vested at whichever regulations
17 were in place when preliminary plat was submitted.

18
19 Councilmember Larsen asked Mr. Roberts to review the signage regulations for the use.
20 Mr. Roberts said they were limited to a monument sign; like what was in place at the
21 local Maverick.

22
23 **Workshop: Regional Stormwater Pond with Possible Expansion of the Nibley**
24 **Meadow's Owned City Property on 1200 West**

25 Mr. Maughan led this workshop discussion. He used an electronic presentation entitled
26 *Regional SW Pond and Nibley Meadow's Park Expansion* (a printed copy of the
27 presentation is included in the printed meeting minutes). The topic included in his
28 presentation included the following: several parcel views taken from the Cache County
29 Parcel Viewer showing private developments, land owned by Nibley City, approved
30 stormwater ponds, a proposed location of a regional stormwater pond, Request from
31 Staff, and Pro's and Con's.

32
33 The City Council gave general consent to spend \$20k budgeted money for design of
34 Nibley Meadow's Park on engineering to determine the technical feasibility of making
35 the proposed regional stormwater pond work.

36
37 **Workshop: 2025 Nibley City Council Meeting Schedule**

38 Mr. Maughan reminded the City Council that in the past year they had shifted to a
39 schedule will a three-week rotation. He wanted to have discussion of whether the City
40 Council wanted to continue this schedule in the next year. Mr. Maughan said staff liked
41 the schedule. It gave a good amount of time between meetings to tie off loose knots
42 from the previous meeting and prepare for the next meeting. Mr. Roberts said the
43 Planning Commission liked the three-week rotation. Some of the Planning
44 Commissioners didn't know any different. There were no Commissioners that said they

1 wanted to go back. Mr. Roberts said he liked the schedule better. Councilmember
2 Larsen said he was good either way. Councilmember Mann said if it was more conducive
3 for staff, that was the important thing. She said it was harder for her to remember from
4 one meeting to the next but if it was giving staff more time to complete projects, then
5 they should keep the schedule. Mayor Jacobsen directed staff to prepare a three-week
6 rotation schedule.

7
8 Mr. Maughan asked if there was anything staff could do to prepare the City Council for
9 the meetings that would contribute to meeting length. He wanted to maximize the
10 efficiency and value of the Council's time. Staff wanted to be valuable to the City Council
11 in their decision making. Councilmember Laursen said that sometimes the City Council
12 asked staff for things at a meeting, and he felt if they got the items from staff as soon as
13 staff got those things, it was very helpful. He said it was appreciated.

14 15 **Council and Staff Report**

16 Councilmember Mansell said he appreciated that staff thought ahead and were thinking
17 outside the box. Councilmember Mansell said he hadn't heard back from the Parks
18 Department if the Mt. Vista park had a bug.

19
20 Councilmember Mann questioned if Levi and the Planning Commission had seen the
21 Active Transportation plan yet. Mr. Roberts said the Planning Commission would see it
22 at their next meeting.

23
24 Councilmember Mann said she had heard from several neighbors who had received a
25 parking citation. She questioned if November 1 were the appropriate date or if they
26 should push the date out to November 15. Councilmember Mann suggested they
27 include placement of signs in the public park strips a couple weeks before the
28 enforcement started.

29
30 Councilmember Laursen asked for an update on indoor recreation and engaging with
31 the feedback from residents and engaging with other nearby communities. He
32 appreciated the town center meeting and felt it would be a good process and could help
33 them figure out SR 165. Councilmember Laursen said he'd listening to the Planning
34 Commission meeting and felt it behooved the City Council to figure out how they felt
35 about the R-M Zone and where they wanted to include it. He encouraged the City
36 Council to reach out to the Planning Commission. Councilmember Laursen reported on
37 his attendance at the Cache Summit. Councilmember Laursen and Mr. Roberts
38 discussed sessions regarding large scale planned unit developments. There was also
39 discussion of housing supply and demand issues.

40
41 Councilmember Larsen described his experience in driving down 1200 West.

42
43 Mr. Maughan said there were quite a few news articles about Cache County and the
44 Water District raising taxes. He said the City Council could read about Newton amending

1 their Animal Land Use ordinance. Mr. Maughan reported that Becky Yeager had the
2 Firefly Park learning center site ready to go. It would be available shortly and they were
3 trying to get signs up before the snow flew.

4
5 Mr. Maughan notified the City of the date of the Christmas Party. He also reminded the
6 City Council about picking up their Thanksgiving Turkey.

7
8 Mr. Maughan reported that there would be a Connect bus at City Hall on Monday,
9 November 18, that would take anyone that wanted to participate on a drive along 1200
10 West. They could hear what the bus drivers had to say about the drive/road.

11
12 Mr. Maughan said bids had come back on Nibley City staff benefits and benefit costs
13 had come back 20% higher. He had also forgotten to factor in snowplow and overtime
14 so the City Council might need to reopen the budget. Mr. Maughan said the Waste
15 Management fee had also gone up according to the Cache Waste Consortium contract,
16 that allowed the rate to go up by the Consumer Price Index (CPI) increase each year.

17
18 Mr. Maughan discussed the storage space that had been eliminated for the Recreation
19 department when unsafe buildings had been torn down. He reported he was looking at
20 the cost of building a storage shed at Anhder Park. He also reported on the property to
21 the west and back of City Hall and discussed selling the home and the back property for
22 a flag lot. He said this money could be used to supplement the building cost of the
23 storage shed. The City Council gave Mr. Maughan the "go ahead" to investigate this
24 option.

25
26 Mr. Dickinson said 1200 West was open but there were a few things that still needed to
27 be completed over the next few weeks. They were resumed the design phase of phase
28 5. They were hoping to get phase 5 bid by January with construction over the next
29 summer and then connection to Logan's 10th west.

30
31 Mr. Dickinson reported on meeting with both Nibley Elementary school principals and
32 the Community Council's regarding how things were going with traffic calming, etc. They
33 had taken away a few homework assignments from Heritage Elementary school.

34
35 Mr. Dickinson reported that the Parks department had winterized all the park sprinklers,
36 and the restroom were closed for the season and the department was continuing to pick
37 up leaves in all the parks. Mr. Dickinson said the water/sewer department had been
38 running the camera truck daily and had been working on the 640 site to add material
39 bins for the Public Works departments. The streets department had demolished the
40 sheds next to City Hall, were working on the stormwater audit, and were preparing the
41 equipment for snow removal. Mr. Dickinson reported on the Public Works recent
42 community Trunk or Treat.

43
44 Ms. Bodily reported on 2025 insurance benefit bids.

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Ms. Bodily invited the City Council to look at the new wall of Nibley City Mayors display.

Ms. Bodily reported on the recent staff Soup Off event.

Seeing no objection, the meeting was adjourned at 10:45 p.m.

Draft Minutes

Attest: _____
City Recorder