

1 A Meeting of the Nibley City Council held at Nibley City Hall, 455 West 3200 South,
2 Nibley, Utah, on Thursday, March 13, 2025.

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

7 **Opening Ceremonies**

8 Mayor Larry Jacobsen discussed the numerical representation of pi and legislation that
9 decided irrational numbers were too hard to deal with. Mayor Jacobsen said, “you can’t
10 hide from physics” and “sometimes math wins.”
11

12 Mayor Jacobsen led the meeting in the Pledge of Allegiance.
13

14 **Call to Order and Roll Call**

15 Mayor Larry Jacobsen called the Thursday, March 13, 2025, Nibley City Council meeting
16 to order at 6:30 p.m. Those in attendance included Mayor Larry Jacobsen,
17 Councilmember Erin Mann, Councilmember Norman Larsen, Councilmember Nathan
18 Laursen, and Councilmember Garrett Mansell. Justin Maughan, Nibley City Manager,
19 Levi Roberts, Nibley City Planner, Tom Dickinson, Nibley City Engineer, and Cheryl
20 Bodily, City Recorder.
21

22 Steve Eliason, Nibley City Public Works Director, Claire Schenk, with the Nibley City
23 Planning Commission, Talon Bigelow, Nibley City office staff, and Evan Bigelow, Nibley
24 City Code Enforcement Officer was also present.
25

26 **Approval of the February 20, Meeting Minutes and the Current Agenda**

27 Councilmember Larsen moved to approve the February 20, 2025, meeting minutes and
28 the evening’s agenda as presented. Councilmember Mansell seconded to motion. The
29 motion passed unanimously 4-0; with Councilmember Larsen, Councilmember Mansell,
30 Councilmember Laursen, and Councilmember Mann all in favor.
31

32 **Public Comment Period**

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

36 Seeing no public comments, Mayor Jacobsen closed the Public Comment Period at 6:36
37 p.m.
38

39 **Discussion & Consideration: Resolution 25-13–Accepting the 2024 Municipal
40 Wastewater Planning Program Survey (First Reading)**

41 Mr. Maughan described that the State of Utah required Nibley City to fill the Municipal
42 Wastewater Planning Program survey out every year about the sewer system. The
43 survey was to get municipalities thinking about improving different aspect of how they

1 ran the sewer system. Mr. Maughan said staff felt confident in everything they were
2 doing and happy with the answers they were able to give.

3
4 Councilmember Mansell asked for clarification of the average cost of monthly sewer
5 services per resident. Mr. Eliason verified the amount reported was per year.

6
7 *Councilmember Larsen moved to approve Resolution 25-13—Accepting the 2024*
8 *Municipal Wastewater Planning Program Survey and waived the second reading.*
9 *Councilmember Mansell seconded the motion.*

10
11 Councilmember Larsen said he was surprised by how many hook ups they had. They'd
12 had a lot of growth.

13
14 *Voting on the motion to accept Resolution 25-13 was as follows:*

15 *Councilmember Mansell voted in favor.*

16 *Councilmember Laursen voted yes.*

17 *Councilmember Larsen voted in favor.*

18 *Councilmember Mann voted in favor.*

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

22
23 **Discussion & Consideration: Ordinance 25-10—Amendments to Nibley City Code**
24 **15.02.040 Statement of Charges; Delinquency (Second Reading)**

25 Wendy Lindberg, Nibley City Utility Specialist was present for this discussion.

26
27 Ms. Lindberg described to the City Council that the code amendment was only moving
28 the potential utility shut off date and did not affect current penalty fees.

29
30 Councilmember Larsen asked if by shortening the time they would add an additional
31 month of payoff, to not be shut off? Ms. Lindberg described Nibley City's billing
32 schedule and described that it would take an additional one month of payments and
33 Nibley City would be offering a three-month grace period to become caught up. Ms.
34 Lindberg and Councilmember Larsen discussed the availability of utility assistance
35 programs. The Council discussed the average number of utility account that were shut
36 off in the past year/month. The Council discussed the importance of individuals staying
37 current on their utility accounts.

38
39 *Councilmember Laursen moved to approve Ordinance 25-10—Amendments to Nibley City*
40 *Code 15.02.040 Statement of Charges; Delinquency. Councilmember Mann seconded the*
41 *motion.*

42
43 *Voting on the motion to approve Ordinance 25-10 was as follows:*

44 *Councilmember Mansell voted in favor.*

1 Councilmember Laursen voted in favor.
2 Councilmember Larsen voted in favor.
3 Councilmember Mann voted in favor.
4

5 *The motion to approve Ordinance 25-10 passed unanimously 4-0; with Councilmember*
6 *Laursen, Councilmember Mann, Councilmember Larsen, and Councilmember Mansell all*
7 *in favor.*
8

9 **Discussion & Consideration: Amendment to the Interlocal Agreement for Dispatch**
10 **Services Between Logan City and Nibley City**

11 Mayor Jacobsen said Logan City was providing 911 services and they don't have to. If
12 Logan were to discontinue offering the service, it would then fall to Cache County to
13 provide the service. As stated by the Logan City Finance Director, if one entity were to
14 not help fund the service it could be the tipping point that could trigger the event that
15 moved the service from Logan to Cache County. In looking at their numbers, Mayor
16 Jacobsen believed they were getting an equitable service from Logan City. He had a
17 bigger concern that Logan would decide they didn't want to run the service anymore
18 and he didn't want to encourage Logan to say this.
19

20 *Councilmember Larsen moved to approve an Amendment to the Interlocal Agreement*
21 *for Dispatch Services Between Logan City and Nibley City. Councilmember Mann*
22 *seconded the motion.*
23

24 *Councilmember Mansell voted yes.*
25 *Councilmember Laursen voted in favor.*
26 *Councilmember Larsen voted in favor.*
27 *Councilmember Mann voted in favor.*
28

29 *The motion to amend the interlocal agreement with Logan City passed unanimously 4-0;*
30 *with Councilmember Larsen, Councilmember Mann, Councilmember Laursen, and*
31 *Councilmember Mansell all in favor.*
32

33 **Discussion & Consider: Resolution 25-12--Approving Contract with Hyrum City for**
34 **Library Services (First Reading)**

35 Mayor and City Manager, Stephanie Miller and Emily Coltrin, with the Hyrum City
36 Library were present at the meeting for this discussion.
37

38 Mayor Miller said it was wonderful to have Nibley citizens come to their library, and
39 they had a lot of Nibley citizens come. She projected they had 911 active accounts.
40 Mayor Miller said she had heard communication of offering the service with residents
41 paying for the service themselves and then being reimbursed. Mayor Jacobsen and Ms.
42 Coltrin clarified the process by which Nibley City would be charged under the future
43 contract, on a per Nibley City household basis, instead of a per Nibley user fee. Mayor
44 Jacobsen described the process he had suggested of having active users pay for their

1 own library membership and then receiving reimbursement from Nibley City for the
2 library fee. Mr. Maughan asked about 900+ active patrons and how fees were split
3 between active household accounts and the electronic Libby account. Ms. Coltrin
4 believed it was around 90/10. Mr. Maughan and Ms. Coltrin discussed the potential
5 number of library accounts that could be charged per residence. Councilmember Mann
6 asked where they felt the biggest shortfall was in their budget. Ms. Cotrin said there was
7 a need in the per book cost and especially for eBooks and eAudio books.

8
9 Mayor Jacobsen discussed Nibley's member of the library board. He said the proposed
10 Resolution had Nibley City appointing their own board member. Ms. Coltrin discussed
11 how board members had typically been appointed to the board. Mayor Jacobsen
12 expressed that Nibley City needed a voice and Nibley needed a way to communicate
13 with the library. He liked that the City Council would decide who would Nibley City's
14 voice would be at the Hyrum library. Ms. Coltrin clarified that the library board was not
15 a voting board. It was an advisory board. Councilmember Laursen asked for an
16 accounting of the amount that was being requested by the library. Councilmember
17 Laursen noted that the fee over the next five years would double the amount Nibley City
18 was currently paying toward the library. Councilmember Laursen questioned when
19 Nibley City gave an account of houses or numbers. Mr. Maughan suggested they could
20 use the number of utility accounts that had a sewer connection.

21
22 *Councilmember Laursen moved to approve Resolution 25-12--Approving Contract with*
23 *Hyrum City for Library Services for first reading. Councilmember Larsen seconded the*
24 *motion.*

25
26 Councilmember Laursen said he was open to discussion of how they or future City
27 Council's decided if they wanted a better understanding of how houses were counted.
28 Councilmember Mann asked if the potential contract gave specifics about the report
29 they could get from Hyrum that would provide records of active users or active
30 household participants. Mayor Jacobsen read from the proposed agreement about
31 records provided and Councilmember Mann suggested they have these reports in hand
32 around the same time Hyrum received Nibley's household numbers.

33
34 *The motion to approve Resolution 25-12 for first reading passed unanimously 4-0; with*
35 *Councilmember Laursen, Councilmember Larsen, Councilmember Mann, and*
36 *Councilmember Mansell all in favor.*

37
38 **Discussion & Consideration: Resolution 25-10--Appointing Members to the Nibley**
39 **Morgan Farm Board of Directors (First Reading)**

40 Mr. Maughan said Councilmember Erin Mann had done a wonderful service on the
41 Nibley Morgan Farm board and staff had held discussion of whom they'd like to have to
42 replace Councilmember Mann. The current Morgan Farm board would like to request
43 someone who was a professional in the equestrian world, or a grant writer, or
44 potentially adding an additional board member to include someone from the County

1 Council. He and Mayor Jacobsen had looked at the bylaws and felt the strict
2 interpretation of the bylaws was that they needed to replace Councilmember Mann
3 with another member from the Nibley City Council.

4
5 Councilmember Larsen asked if they could modify the bylaws. Mayor Jacobsen said the
6 board of the Morgan Farm could change the bylaws of the Morgan Farm and the current
7 bylaws said the Nibley City Council would appoint members of the Morgan Farm board.
8 Mayor Jacobsen thought it would take a consorted effort from the board to change the
9 bylaws with the City Council's consent to resolve the conflict. Mr. Maughan said Roxie
10 Christensen was hoping to add a grant writer to their board. Mr. Maughan had
11 suggested that Nibley City had money for grant writing in the budget and the City
12 Council could shift money to approve money in the Morgan Farm budget to pay for
13 grant writing. After further discussion, the City Council agreed that the Morgan Farm
14 501(c)3 board needed to change their bylaws

15
16 *Councilmember Laursen moved to approve Resolution 25-10—Appointing Members to*
17 *the Nibley Morgan Farm Board of Directors, putting Councilmember Laursen in as a*
18 *board member, for first reading. Councilmember Mansell seconded the motion.*

19
20 *Councilmember Larsen made a motion to amend to approve Resolution 25-10—*
21 *Appointing Members to the Nibley Morgan Farm Board of Directors, putting*
22 *Councilmember Laursen in as a board member, and waiving the second reading.*
23 *Councilmember Mann seconded the motion. The amendment passed unanimously 4-0;*
24 *with Councilmember Larsen, Councilmember Mann, Councilmember Laursen, and*
25 *Councilmember Mansell all in favor.*

26
27 *Voting to approve the amended Resolution 25-10 was as follows:*

28 *Councilmember Mansell voted yes.*

29 *Councilmember Laursen voted in favor.*

30 *Councilmember Larsen voted in favor.*

31 *Councilmember Mann voted in favor.*

32
33 *The amended Resolution passed unanimously 4-0; with Councilmember Laursen,*
34 *Councilmember Mansell, Councilmember Larsen, and Councilmember Mann all in favor.*

35
36 **Discussion & Consideration: Issuing Notice of Award and Subsequent Construction**
37 **Contract for 1300 West Improvements from 3310 South to 3390 South**

38 Mr. Dickinson summarized this agenda item. He described that 14 contractors had
39 submitted for bid for the project and two were disqualified for various reasons and he
40 had found two math errors. Mr. Dickinson described the differences in bidding amounts.
41 Mr. Dickinson suggested the City Council issue notice of award for \$204,741.64 to
42 Trueline Contractors, LLC. Their work schedule was right in line with the building season,
43 and they would be in line to complete the project by July.

1 Councilmember Larsen asked if there were any utilities they wanted to plumb before
2 work commenced on the project for a future bathroom or sewer. Mr. Dickinson
3 reported that there was currently a water line stubbed into the space. Mr. Dickinson,
4 Mr. Maughan, and Mr. Eliason discussed a potential sewer stub at the property.

5
6 *Councilmember Mansell moved to approve the Issuing of Notice of Award and*
7 *Subsequent Construction Contract for 1300 West Improvements from 3310 South to*
8 *3390 South. Councilmember Larsen seconded the motion. The motion passed*
9 *unanimously 4-0; with Councilmember Mansell, Councilmember Larsen, Councilmember*
10 *Laursen, and Councilmember Mann all in favor.*

11
12 **Discussion & Consideration: Ordinance 25-05–Development and Land Adjustment**
13 **Agreement with Nibley Hawk Hollow, LLC for the Hawk Hollow Subdivision for the**
14 **Adjustment of Boundaries Between City Parcels and the Developer Parcel, Located at**
15 **Approximately 1050 W 3200 S, Setting Forth Terms and Conditions, Including an**
16 **Exception to NCC 21.12.060(F)(3) Regarding Pedestrian Connectivity (Second Reading)**

17 Mr. Roberts gave a summary of the agenda item. He used an electronic presentation
18 entitled *Hawk Hollow Agreement* (a printed copy of the presentation is included in the
19 printed meeting minutes). The topics addressed in his presentation included the
20 following: Updates for 3/13,

21
22 *Councilmember Laursen moved to approve Ordinance 25-05–Development and Land*
23 *Adjustment Agreement with Nibley Hawk Hollow, LLC for the Hawk Hollow Subdivision*
24 *for the Adjustment of Boundaries Between City Parcels and the Developer Parcel,*
25 *Located at Approximately 1050 W 3200 S, Setting Forth Terms and Conditions, Including*
26 *an Exception to NCC 21.12.060(F)(3) Regarding Pedestrian Connectivity. Councilmember*
27 *Mansell seconded the motion.*

28
29 *Voting occurred as follows:*

30 *Councilmember Mansell voted in favor.*

31 *Councilmember Laursen voted in favor.*

32 *Councilmember Larsen voted in favor.*

33 *Councilmember Mann voted in favor.*

34
35 *The motion to approve Ordinance 25-05 passed unanimously 4-0; Councilmember*
36 *Laursen, Councilmember Mansell, Councilmember Larsen, and Councilmember Mann all*
37 *in favor.*

38
39 **Discussion & Consideration: Resolution 25-15–Boundary Line Adjustment Affecting**
40 **Parcels 03-018-0015, 03-229-8002 and 03-017-0012 Between Nibley City and Nibley**
41 **Hawk Hollow, LLC (Second Reading)**

42 *Councilmember Larsen moved to approve Resolution 25-15–Boundary Line Adjustment*
43 *Affecting Parcels 03-018-0015, 03-229-8002 and 03-017-0012 Between Nibley City and*
44 *Nibley Hawk Hollow, LLC (Second Reading). Councilmember Mann seconded the motion.*

1 *Voting on the motion was as follows:*
2 *Councilmember Mansell voted in favor.*
3 *Councilmember Laursen voted in favor.*
4 *Councilmember Larsen voted in favor.*
5 *Councilmember Mann voted in favor.*

6
7 *The motion approving Resolution 25-15 passed unanimously 4-0; with Councilmember*
8 *Larsen, Councilmember Mann, Councilmember Laursen, and Councilmember Mansell all*
9 *in favor.*

10
11 **Public Hearing: Ordinance 25-11—Annexation and Zoning Assignment of Parcel 03-049-**
12 **0010, 03-049-0011 and 03-049-0013 located at Approximately 3601 S 1200 W,**
13 **Containing 53.55 Acres and Assigning Zoning of R-2a (Residential) to Parcel 03-049-**
14 **0010 and 03-049-0011 and R-M (Mixed Residential) to Parcel 03-049-0013**

15 Mr. Roberts gave a summary of the agenda item. He used an electronic presentation
16 entitled *Nielson, Albretsen, Ropelato Annexation* (a printed copy of the presentation is
17 included in the printed meeting minutes). The topics addressed in his presentation
18 included the following: Background, a Nielson, Albretson, Robelato Annexation Plat
19 map, the location of the property using the Cache County Parcel Viewer map, the
20 property in relation to the annexation area map, Applicable General Plan Goals to
21 Zoning Consideration and Code Changes, Staff Recommendation:

22
23 *“Approval of Ordinance 25-11—Annexation and Zoning Assignment of Parcel 03-049-0010, 03-*
24 *049-0012 and 03-049-0013, Located at Approximately 3601 S 1200 W. Containing 53.55 Acres*
25 *and Assigning Zoning of R-2A (Residential) to Parcels 03-449-0010 and 03-049-0011 and R-M*
26 *(Mixed Residential) to Parcel 03-049-0013 with the condition noted below:*

- 27 ▪ *Parcel 03-049-0013 is added to the eligibility map for the R-M Zone.”*
28

29 And Planning Commission Recommendation:

30
31 *“Approval of Zone designation for Parcels 03-049-0010, 03-049-0011 and 03-049-0013 to*
32 *Residential (R-2A), in conjunction with proposed annexation”*
33

34 Councilmember Mann asked for clarification of why Mr. Roberts felt the Planning
35 Commission didn’t like the R-M zoning. Mr. Roberts said they didn’t feel comfortable
36 with the standards of the R-M zone and want to get more into the details of this zoning
37 before they would grant the zoning for the specific property. Commissioner Schenk
38 shared that he felt the Planning Commission felt the clarify in the coding of the R-M
39 zone was fuzzy so they were hesitant to designate the zone.

40
41 Mayor Jacobsen gave direction to the public present and opened the public hearing at
42 8:30 p.m.

43
44 Dan Larsen with Kartchner Homes said they were trying to honor everyone’s request
45 that had been involved in the annexation including Mr. Zollinger with the property to

1 west, who had expressed he didn't want to be annexed into Nibley and thus they had
2 created the island. Mr. Larsen said he had followed the City's general plan with zoning.
3 Mr. Larsen said it was the City's idea to annex the road and not the developer's idea.
4

5 Frank Smith who resides at 1500 West and butted on the north and east side of the
6 property with 11 acres, said he had a few concerns with the Mixed Residential zone. He
7 questioned what R-M zone development would look like. Mr. Roberts described to Mr.
8 Smith that the R-M zone had 10 unit per net developable acres. The highest scale of this
9 development was typically townhouses. Mr. Smith had heard of another 60–66-acre
10 project on the south side of his property that might annex into Nibley and develop. He
11 hoped the developer would do a good job, and the housing would be done
12 professionally and wouldn't fall apart in 25 years. Mayor Jacobsen described the zoning
13 process and annexation in Nibley City. Mr. Larsen said the northern pieces, the R-2A
14 parcels, should start road construction in the 2025 season with the intent of building
15 homes in the late fall and winter. The lower piece had no drawings or sketches and no
16 current plans.
17

18 Seeing no further public comments, Mayor Jacobsen closed the public hearing at 8:43
19 p.m.
20

21 **Discussion & Consideration: Ordinance 25-13–Amending 19.12.040 Mixed Residential**
22 **Zone R-M, Including Adding Parcel 03-049-0013, Located at Approximately 3701 S**
23 **1200 W to the R-M Application Map (First Reading)**

24 Mr. Roberts showed the City Council the current R-M code and zoning map. 3701 S 1200
25 W addition to R-M application map; Staff & Planning Commission Recommendation.
26 Councilmember Mansell expressed that he felt there were things that needed to be
27 changed in the R-M zoning and felt if they put the property on the R-M map that they
28 might as well be giving them the zoning.
29

30 Councilmember Mann left the meeting at 8:49 p.m.
31

32 Councilmember Larsen *moved to continued Ordinance 25-13–Amending 19.12.040*
33 *Mixed Residential Zone R-M, Including Adding Parcel 03-049-0013, Located at*
34 *Approximately 3701 S 1200 W to the R-M Application Map until the R-M Zone is*
35 *reviewed by the Nibley City Planning Commission and staff and is redefined.*
36 *Councilmember Mansell seconded the motion.*
37

38 Councilmember Larsen said the project area could take on an R-M zone and qualify for it
39 but wanted to see how the R-M zone worked out. Councilmember Laursen questioned if
40 the next item could be passed without passing the current Ordinance. Staff clarified that
41 the upcoming agenda item would need to be amended to pass. Mayor Jacobsen and Mr.
42 Roberts discussed the development differences between the R-M zone and the R-PUD
43 zoning.
44

1 Seeing no objection, Mayor Jacobsen called for a meeting break at 8:58 p.m. The
2 meeting resumed at 9:02 p.m.

3
4 *The motion to continued Ordinance 25-13 passed unanimously 3-0; with Councilmember*
5 *Larsen, Councilmember Mansell and Councilmember Laursen all in favor.*

6
7 **Discussion & Consideration: Ordinance 25-11–Annexation and Zoning Assignment of**
8 **Parcel 03-049-0010, 03-049-0011 and 03-049-0013 located at Approximately 3601 S**
9 **1200 W, Containing 53.55 Acres and Assigning Zoning of R-2a (Residential) to Parcel**
10 **03-049-0010 and 03-049-0011 and R-M (Mixed Residential) to Parcel 03-049-0013**
11 **(First Reading)**

12 *Councilmember Larsen moved to approve Ordinance 25-11–Annexation and Zoning*
13 *Assignment of Parcel 03-049-0010, 03-049-0011 and 03-049-0013 located at*
14 *Approximately 3601 S 1200 W, Containing 53.55 Acres and Assigning Zoning of R-2a*
15 *(Residential) to Parcel 03-049-0010 and 03-049-0011 and Parcel 03-049-0013 and*
16 *waiving the second reading. Councilmember Laursen seconded the motion.*

17
18 Councilmember Mansell disclosed that he had worked on the original title research for
19 the parcels. He did not feel this created a conflict of interest to his voting.

20
21 Councilmember Laursen clarified that the Cache County Council had said they were fine
22 with creating an island. He also clarified that Nibley was taking over from the County
23 660 feet of road and the entire right-of-way for the road that was adjacent to the
24 applicant's parcel. Councilmember Laursen asked if the city currently serviced any
25 properties to the east of 1500 West that were not annexed into Nibley. Mr. Maughan
26 described a property that had water service to it. Councilmember Laursen had concerns
27 with the amount of road they were taking and the potential benefit to parcels that were
28 not annexed into the City. Mr. Dickinson described that they had a couple of master
29 planned utilities through the area and the ownership of the road could help pay for
30 increase in utility line size. Mr. Eliason described how the Public Works department
31 currently plowed the roadway. The City Council discussed potential road maintenance
32 costs.

33
34 *Councilmember Laursen made a substitute motion to approve Ordinance 25-11–*
35 *Annexation and Zoning Assignment of Parcel 03-049-0010, 03-049-0011 and 03-049-*
36 *0013 located at Approximately 3601 S 1200 W, Containing 53.55 Acres and Assigning*
37 *Zoning of R-2a (Residential) to Parcel 03-049-0010 and 03-049-0011 and Parcel 03-049-*
38 *0013 for first reading. Councilmember Larsen seconded the motion.*

39
40 Councilmember Laursen directed staff to 1-look into the impacts on the owners to the
41 property on the north (03-049-0009) if they were to be forced annexed as far as taxes,
42 etc. with some qualitative comments, and 2-discuss options to verify if the whole
43 property were annexed, what rights the City had to build a road and was there a
44 development agreement that could be worked out with pioneering with the proponent,

1 and 3—if the County didn’t want to be in the same situation they’d been in the past, the
2 County needed to help resolve some issues with right-of-way and make sure Nibley had
3 the proper right-of-way, etc. Councilmember Laursen questioned why the County
4 wanted Nibley City to take the entire road and not just a half-road. Mr. Dickinson said a
5 lot of it had to do with utilities. Mr. Larsen talked about potentially putting his
6 development’s utilities down the County’s portion of road.

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

10
11 **Public Hearing: Resolution 25-11—Increasing the Nibley City Water Rate**

12 Mr. Maughan gave a summary of the agenda item. He used an electronic presentation
13 entitled *Nibley City Water Rate Workshop; Justin Maughan, PE; Nibley City Manager;*
14 *January 30, 2025* (a printed copy of the presentation is included in the printed meeting
15 minutes). The topics addressed in his presentation included the following: History of
16 Nibley City Water Rate, Inflation, Population/ERC Growth, Increase in operational costs,
17 Increase in operational costs, Administrative Transfers:, Future Capital Project Needs,
18 Base Rates in Cache County, Usage Rates in Cache County, Rates Outside of Cache
19 County, So What’s the Plan?, Tiered Rates Analyzed, Proposed Base Rate Adjustments,
20 the level of detail used for fee projection,

21
22 Mayor Jacobsen opened the public hearing at 10:04 p.m. Seeing no public comments,
23 Mayor Jacobsen closed the public hearing at 10:04 p.m.

24
25 **Discussion & Consideration: Resolution 25-11—Increasing the Nibley City Water Rate**
26 **(First Reading)**

27 *Councilmember Mansell moved to approve Resolution 25-11—Increasing the Nibley City*
28 *Water Rate for first reading and moved to schedule a second public hearing.*
29 *Councilmember Laursen seconded the motion. The motion passed 3-0; with*
30 *Councilmember Mansell, Councilmember Laursen, and Councilmember Larsen all in*
31 *favor.*

32
33 **Council and Staff Report**

34 Councilmember Larsen described some kindness that had happened in the community
35 and said he was grateful for the place they lived.

36
37 Councilmember Laursen was interested in anything that stood out at the legislature that
38 impacted the City.

39
40 Councilmember Laursen said he planned on starting up some backyard meetings soon.
41 Topics of hot debate were 1200 West and code enforcement. He said other
42 Councilmembers were invited to participate.
43

1 Councilmember Mansell reported he'd had a few conversations with people about 1200
2 West. He'd spoken with the Hyrum Fire department who'd communicated that they
3 wouldn't be able to get a ladder truck into Stonebridge without going over the
4 mountable curbs.

5
6 Councilmember Mansell thanked Wendy and Talon for the information they'd shared
7 with him about the new shortened utility billing schedule.

8
9 Councilmember Mansell expressed his appreciation to Mayor, Justin, Levi and Evan
10 Bigelow on the email that they were modifying the direction of code enforcement. He
11 felt this would make them better as a City. He had a citizen that had told him he felt like
12 the City was moving towards a "city HOA." Councilmember Mansell felt the new
13 direction would be better.

14
15 Councilmember Mansell expressed that he would be interested in participating in
16 backyard meetings with Councilmember Laursen.

17
18 Mr. Roberts said they would have the official kick off for the general plan update in the
19 upcoming week.

20
21 Mr. Maughan reminded the City Council that it was budget season, and he invited them
22 to participate. They were currently holding meetings with department heads, and he
23 expected to have a draft to the City Council by May.

24
25 Mr. Dickinson reported that the City had closed on the property for right-of-way on
26 1200 West and 2600 South with the Wesley Nelson family.

27
28 Mr. Dickinson reported on conversations with the UDOT Signals Engineer about the
29 signal at 3200 South and highway 89/91.

30
31 Mr. Dickinson described that staff was just ready to submit the wetland permit for
32 Ridgeline Park, phase 1. T they should start seeing some progress. He hoped to be
33 permitted by summer with construction starting in late Fall.

34
35 Mr. Dickinson reported on grant funding he was pursuing.

36
37 Mr. Eliason reported on the Public Works salt budget and that they anticipated
38 purchasing an 11-foot blade for one of the plow trucks with the surplus budget.

39
40 Seeing no objection, the meeting was adjourned at 10:46 p.m.

41
42
43 Attest: _____
44 City Recorder