

A Meeting of the Nibley City Council held at Nibley City Hall, 455 West 3200 South, Nibley, Utah, on Thursday, January 29, 2026.

OFFICIAL MINUTES OF THE MEETING
City Recorder Cheryl Bodily took minutes

Opening Ceremonies

Councilmember Nathan Laursen reviewed Nibley City's Mission Statement from the current General Plan

"CITY MISSION STATEMENT

We make life better for each other. Residents, businesses, and government work together to develop the City in harmony with its natural environment, historical surroundings, and in accordance with the General Plan. We will provide fiscally sound municipal services for a safe, attractive, creative and viable community."

He said they were considering adopting a new plan that slightly adjusted the wording of the City Mission Statement.

"City Mission Statement

The mission of Nibley City is to make life better for its citizens by fostering community cooperation so resident, businesses, and government work together to develop the City in harmony with its natural environment, historical surroundings, and in accordance with the values and vision of the community as set forth in the General Plan. The City will provide fiscally sound municipal; services for a safe, attractive, creative, and viable community."

Councilmember Laursen said the common thread was that they made life better by working together. He discussed national headlines and what was going on in the world. He said when they came together as a city they were reminded of a very important truth; that they cared about their neighbors. Their work was an act of hope and a reminder of a goodness that wasn't found in grand global gestures but in quiet steady cooperation that makes life better for each other; for the person living next door. He reminded the City Council that they weren't just managing a city, they were caring for a community.

Call to Order and Roll Call

Mayor Larry Jacobsen called the Thursday, January 29, 2026, Nibley City Council meeting to order at 6:32 p.m. Those in attendance included Mayor Larry Jacobsen, Councilmember Nathan Laursen, Councilmember Erin Mann, Councilmember Garrett Mansell, Councilmember Nick Kenczka, and Councilmember Randy Spaulding. Justin Maughan, Nibley City Manager, Levi Roberts, Nibley City Planner, Cheryl Bodily, Nibley City Recorder, and Chad Wright, Nibley City Recreation Director was also present. Mayor

Jacobsen recognized that Clair Schenk, a Nibley City Planning Commissioner was in attendance in the audience.

Approval of the Previous Meeting Minutes and Current Agenda

Councilmember Kenczka moved to approve the January 8, 2026, meeting minutes and the evening's agenda. Councilmember Spaulding seconded the motion. The motion passed unanimously 5-0; with Councilmember Kenczka, Councilmember Spaulding, 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 6:34 p.m.

Seeing no public comments, Mayor Jacobsen closed the Public Comment Period at 6:35 p.m.

Planning Commission Report

Mr. Roberts reported that the Nibley City Planning Commission had conducted a training. Meg Ryan with the Utah League of Cities and Towns, led a training on the General Powers and Duties of the Land Use Development and Management Act. The Planning Commission had three new Commissioners, and he felt it was a good idea to have the training. He described that each Planning Commissioner was required to do 4 hours of training each year and one hour was required to be about the specific topic addressed by Ms. Ryan. Mr. Roberts said the Planning Commission also had discussion of goals for 2026.

Discussion and Consideration: Resolution 26-03—Adopting Annual Amendments to the Nibley City Consolidated Fee Schedule (Second Reading)

Mr. Maughan described the new fees that had been included in the Consolidated Fee Schedule that had been recommended by the City Engineer regarding road cuts. This put in a fee scale for how old the road was and incentivized the developers to do a good job repairing a roadway. If they did a good job repairing the roadway, the developer would receive most of the fee back. Mr. Maughan said this was the only change that had been included since the City Council last reviewed the Consolidated Fee Schedule

Councilmember Mann moved to approve Resolution 26-03—Adopting Annual Amendments to the Nibley City Consolidated Fee Schedule for final reading. Councilmember Kenczka seconded the motion.

Mr. Maughan and the Council reviewed if Councilmember Mann's motion included the fees for road cuts.

Councilmember Mann made a substitute motion to approve Resolution 26-03—Adopting Annual Amendments to the Nibley City Consolidated Fee Schedule with the changes included regarding road cuts fees. Councilmember Kenczka seconded the motion.

Referring to discussion from the prior City Council meeting, of fees for failure to remove snow, Mayor Jacobsen said all of Nibley City’s code enforcement was not to make money and they would not make money with code enforcement. The purpose of code enforcement was education and to change behavior.

Voting on the motion to approve Resolution 26-03 was as follows:

Councilmember Laursen voted in favor.

Councilmember Mann voted in favor.

Councilmember Mansell voted in favor.

Councilmember Kenczka voted in favor.

Councilmember Spaulding voted in favor.

The motion to approve Resolution 26-03 passed unanimously 5-0; with Councilmember Mann, Councilmember Kenczka, Councilmember Laursen, Councilmember Mansell and Councilmember Spaulding all in favor.

Chad Wright left the meeting at 6:41 p.m.

Discussion and Consideration: Resolution 26-04—Amending the Nibley City Active Transportation Plan, Removing the Trail Adjacent to the Scott Farms Subdivision (Second Reading)

The applicant, Danny Jackson, was present at the meeting.

Mr. Jackson felt there had been cooperation between residents and the City and a good resolution had been found. He felt a quote from the proposed General Plan would resonate with Nibley citizens:

“While retaining the character and form of established neighborhoods, residential development in Nibley will prioritize the inclusion of open space and incorporate a variety of housing forms. Future growth will balance the right of property owners to develop within the community’s desire to maintain the overall character and identity of the city.”

Councilmember Kenczka moved to approve Resolution 26-04—Amending the Nibley City Active Transportation Plan, Removing the Trail Adjacent to the Scott Farms Subdivision with 3600 South and including an adjustment of the proposed neighborhood by-way to realign to around 3480 south and also the proposed trail to align with 3600 South. Councilmember Mansell seconded the motion.

The City Council verified the correct map and the alignment of the trail they would vote on.

Voting on the motion to approve Resolution 26-04 was as follows:

Councilmember Laursen voted in favor.

Councilmember Mann voted in favor.

Councilmember Mansell voted in favor.

Councilmember Kenczka voted in favor.

Councilmember Spaulding voted in favor.

The motion to approve Resolution 26-04 passed unanimously 5-0; with Councilmember Kenczka, Councilmember Mansell, Councilmember Laursen, Councilmember Mann, and Councilmember Spaulding all in favor.

Discussion and Consideration: Ordinance 26-01—Adoption of the Nibley City General Plan (Second Reading)

Councilmember Mann moved to adopt Ordinance 26-01—Adoption of the Nibley City General Plan as presented. Councilmember Laursen seconded the motion.

General consent was given to incorporate grammatical and some rephrasing edits, as included in the General Plan by Mr. Roberts.

Councilmember Mann began discussion of the questions she'd provided to the City Council regarding the General Plan:

1. Nibley residents say they most prioritize the "small town feel". How do we quantify that? Having a town center, having community event/cultural and traditions, or open space, a sense of safety etc.
2. As a city, how can we ensure more agricultural preservation? Is that our responsibility?
3. On page 13, it talks about "targeted recruitment, branding and coordination with economic partners. What does that look like?
4. On page 19 it talks about the "city boundary adjustments". Should we approach Logan city about this or do we wait for development to come to Nibley about annexation? Is that area currently in Logan/Logan's annexation area?
5. Should we consider more commercial or neighborhood commercial along 4400 S?
6. Should we come to a written agreement with Hyrum about the dividing line between our two cities?
7. Have we considered creating a new zoning designation called "Town Center" that will allow all the elements we'd like to see? i.e. mixed types of housing + parks + school + commercial all in one area?
8. Have we adequately addressed our need to zone for/incentivize for 55+ or assisted living?

The City Council discussed question #1 and defining what was considered "rural". Councilmember Kenczka said if they adopted the General Plan as presented, they would have to look at Nibley City code to see if their code addressed some of the ambiguous zones presented in the proposed General plan; they would need to clarify a lot of their code. Mr. Roberts said the proposed general plan was an improvement from what they currently had and was a lot more clear of what they meant by the terminology used on the Future Land Use map. Councilmember Laursen referenced a notation to "small town feel" on page 10 of the proposed General Plan and encouraged the Council members to review the resident's responses to the General Plan survey and analysis. The City Council discussed housing types in Nibley City.

The City Council discussed amending the City Mission Statement. Mayor Jacobsen suggested:

"We will efficiently provide services to our citizen that they cannot easily provide for themselves, we will use local land-use control to equitably find the line between individual property rights and interests of the community, and we will make people proud to live in Nibley."

The City Council discussed annexation into Nibley and referred to the proposed annexation map included in the proposed General Plan.

The City Council discussed Councilmember Mann's questions #7 and 8 regarding a town center zone or overlay and adequately addressing the need to house 55 and older communities. Councilmember Laursen suggested they could be more specific and include specific uses they knew they wanted. Instead of making a zone, they could define the variety of housing they did want.

Councilmember Mansell discussed that he'd proposed reducing some of the mixed residential areas and changing those to detached residential. He felt they could accomplish some of the same goals with detached residential.

Councilmember Mansell moved to amend to change the Future Land Use Map on the General Plan of everything east of 1500 West and South of 3800 South to detached family single-family housing (mixed residential to detached residential: orange to yellow). Councilmember Kenczka seconded the motion.

The Council discussed the details of Councilmember Mansell's amendment. The City Council discussed the location of industrial zones, employment zones and Nibley City's annexation area.

The motion to amend failed 2-3; with Councilmember Kenczka and Councilmember Spaulding in favor. Councilmember Mansell, Councilmember Laursen, and Councilmember Mann were opposed.

Mayor Jacobsen referred to his questions posed in the February 2026 newsletter about how Nibley would grow; not if it would grow, and if the City should be a part of the solution to provide affordable housing. Mayor Jacobsen said he also firmly believed in the right to farm and that urbanization would not encroach on a farmer's right to farm and he questioned if there was a right not to farm? To tell a farmer or a farmer's heirs that they cannot turn their farmland into houses. Mayor Jacobsen also questioned if they wanted economic development for employment reasons and if they wanted commercial development or point of sales tax of approximately \$900,000.

Councilmember Spaulding questioned what role the citizens played in how they grew. He described that of 90% of the doors he knocked asked how do they stopped high-density housing like townhomes and condos. Most citizens wanted them to pause development. The City Council discussed attached family housing and commercial growth.

Councilmember Mansell suggested a workplan that each City Councilmember mark the map and modify some definitions after meeting one-on-one with Mayor Jacobsen.

Mayor Jacobsen suggested they needed to decide where the annexation line would be and what their zoning would be with consideration of neighboring entities.

Councilmember Laursen said he like Councilmember Mansell suggestions and suggested the Council go through the plan section by section. Mayor Jacobsen offered to estimate how much work each section would take and build an expectation as to "tackling" each section.

Councilmember Mann made a motion to continue discussion and consideration of Ordinance 26-01—Adoption of the Nibley City General Plan. The motion passed unanimously 5-0; with Councilmember Mann, Councilmember Laursen, Councilmember Mann, Councilmember Kenczka, and Councilmember Spaulding all in favor.

Seeing no objection, Mayor Jacobsen called for a meeting recess at 8:33 p.m. The meeting continued at 8:44 p.m.

Discussion and Consideration: Resolution 25-37—Authorizing Modifications and Traffic Control Studies for the 1200 West Corridor (Second Reading)

Councilmember Mansell moved to approve Resolution 25-37—Authorizing Modifications and Traffic Control Studies for the 1200 West Corridor with his amendments

- 1. Remove the traffic islands at all intersections between 3200 south and 2200 south on 1200 west within 6 months. Cost shall not exceed \$10,000*
- 2. Add a sign in the bike lane to prevent any cars from accidentally entering bike lane and put signage as needed to clarify bike lane for cars and caution for bikers entering intersection as staff deems appropriate. Cost shall not exceed \$5,000*
- 3. Contract a licensed, independent engineering consultant to conduct an Intersection Control Warrant Analysis for the intersections of Nibley Park Avenue and 2980 South. The cost for this analysis shall not exceed \$25,000.*

4. *Enhance visibility at intersections by removing barriers and installing high curb island and pylon delineators as presented by staff.*
5. *Install center rumble strip throughout and install transverse rumble strip at northbound lane south of 3200 South roundabout*

Councilmember Kenczka seconded the motion.

The Council and staff discussed the costs and details associated with Councilmember Mansell's listed items in the motion to approve.

Councilmember Laursen made a motion to amend Resolution 25-37, item 2 to read:

"Install signage and/or devices to restrict and deter vehicle traffic from entering the protected bike lane specially at jersey barrier opening near intersections and crosswalks. Examples include removable bollards or planters that still allow removal for maintenance or emergency vehicles."

Councilmember Kenczka seconded the motion.

The City Council discussed Councilmember Laursen's proposed amendment.

The amendment passed 5-0; with Councilmember Laursen, Councilmember Kenczka, Councilmember Mann, Councilmember Mansell, and Councilmember Spaulding all in favor.

Councilmember Mansell described the traffic and pedestrian movements he'd observed on 1200 west and his experiences driving 1200 west. The Council discussed which additional signage is allowed on stop signs. Councilmember Mansell and Mayor Jacobsen debated drivers and cyclist safety on 1200 west. Mr. Roberts said the mountable islands were also in place to reduce speed and described his experience driving a bike in traffic and how much speed matter.

Councilmember Laursen made a substitute motion to approve Resolution 25-37— Authorizing Modifications and Traffic Control Studies for the 1200 West Corridor with the following items:

1. *Contract a licensed, independent engineering consultant to conduct an Intersection Control Warrant Analysis for the intersections of Nibley Park Avenue and 2980 South. The cost for this analysis shall not exceed \$25,000.*
2. *Install signage and/or devices to restrict and deter vehicle traffic from entering the protected bike lane specifically at jersey barrier openings near intersections and crosswalks. Examples include removable bollards or planters that still allow removal for maintenance or emergency vehicles.*
3. *Install a center rumble strip throughout the project corridor and a transverse rumble strip in the northbound lane south of the 3200 South roundabout.*
4. *Install a jersey barrier shorter in height with transparent or non-opaque fencing on the top.*

The Nibley City Manager is hereby authorized to approve minor, non-substantive adjustments to the approved traffic calming measures as deemed necessary for effective implementation. The total cost of all changes enumerated in this ordinance shall not exceed \$40,000 without adoption of resolution and budget from city council.

Councilmember Mann seconded the motion.

Councilmember Mann and Councilmember Laursen talked about item priorities based off of a \$40,000 budget. Councilmember Kenczka and Councilmember Laursen discussed if the motion addressed a request from the fire department. Mayor Jacobsen summarized the request made by the fire department. Councilmember Laursen asked for general consent to change and capitalize "city council" to "City Council". General consent was given for the change.

Voting on the motion to approve Resolution 26-03 was as follows:

Councilmember Laursen voted in favor.

Councilmember Mann voted in favor.

Councilmember Mansell voted against.

Councilmember Kenczka voted against.

Councilmember Spaulding voted against.

Councilmember Mansell moved to reconsider Resolution 25-37—Authorizing Modifications and Traffic Control Studies for the 1200 West Corridor. Councilmember Spaulding seconded the motion. The motion passed 3-2; with Councilmember Mansell, Councilmember Spaulding, and Councilmember Kenczka all in favor. Councilmember Mann and Councilmember Laursen voted against the motion.

Councilmember Mansell made a motion to amend Resolution 25-37 and add the following:

- 1. Remove the mountable traffic islands at all intersections between 3200 south and 2200 south on 1200 west.*

Councilmember Spaulding seconded the motion.

Councilmember Mann discussed the speed of the road and the reason for the mountable islands was to reduce speed. With Councilmember Laursen's prompting, Councilmember Mansell, Councilmember Kenczka, and Councilmember Spaulding addressed why they were choosing to remove the island as opposed to altering the islands. Councilmember Laursen discussed the increased active transportation since the road was designed and built. Councilmember Laursen and Councilmember Mann discussed that they'd communicated with residents who didn't bike or walk because they didn't feel safe. Councilmember Laursen said they'd provided a place from them to be safe on 1200 west.

The amendment passed 3-2; with Councilmember Mansell, Councilmember Spaulding, and Councilmember Kenczka in favor. Councilmember Mann and Councilmember Laursen were opposed.

*Voting on the amended motion to approve Resolution 26-03 was as follows:
Councilmember Laursen voted against.
Councilmember Mann voted against.
Councilmember Mansell voted in favor.
Councilmember Kenczka voted in favor.
Councilmember Spaulding voted in favor.*

The amended motion to reconsider Resolution 25-37 passed 3-2; with Councilmember Mansell, Councilmember Spaulding, and Councilmember Kenczka in favor. Councilmember Mann and Councilmember Laursen were opposed.

Discussion and Consideration: Ordinance 25-35—Amending NCC 19.24.090 Fence Regulations, Related to Fencing Restrictions Along Trail Corridors, on Corner Lots, and Inspection Requirements (First Reading)

Mr. Roberts summarized this consideration using a PowerPoint presentation titled *Fence Regulations* (a printed copy of this presentation is included in the printed meeting minutes). The topics Mr. Roberts discussed included the following: Summary, pictures showing examples of fences in place in Nibley City, and Planning Commission/Staff Recommendation

“Approval for Ordinance 25-35: Amending NCC 19.24.090 Fence Regulations, Related to Fencing Restrictions Along Trail Corridors, on Corner Lots, and Inspection Requirements”

Councilmember Laursen asked who was intended to do fencing inspections? Mr. Roberts suggested this be left open and that the inspection could be assigned. He suggested the building inspector, himself, or the code enforcement officer. The inspector would need to know the code but wouldn't need a certification. Councilmember Laursen questioned that the Planning Commission would act as an appeal. Mr. Roberts said the Planning Commission was the appeal authority for fence permits.

Councilmember Mann moved to approve Ordinance 25-35—Amending NCC 19.24.090 Fence Regulations, Related to Fencing Restrictions Along Trail Corridors, on Corner Lots, and Inspection Requirements and waived the second reading. Councilmember Kenczka seconded the motion.

*Voting on the motion to approve Ordinance 25-35 was as follows:
Councilmember Laursen voted in favor.*

*Councilmember Mann voted in favor.
Councilmember Mansell in favor.
Councilmember Kenczka in favor.
Councilmember Spaulding in favor.*

The motion to approve Ordinance 25-35 passed unanimously 5-0; with Councilmember Mann, Councilmember Kenczka, Councilmember Laursen, Councilmember Mansell and Councilmember Spaulding all in favor.

Discussion and Consideration: Ordinance 25-36—Amending NCC 21.10.020 Open Space Subdivision, Including Requirements for Setbacks, Lot Size Standards, and Variation (First Reading)

Mr. Roberts summarized this consideration using a PowerPoint presentation titled *Open Space Subdivision Code* (a printed copy of this presentation is included in the printed meeting minutes). The topics Mr. Roberts discussed included the following: Background, Developer/Designer Feedback Summary, Planning Commission/Staff Recommendation:

“Approval for Ordinance 25-36: Amending NCC 21.10.020 Open Space Subdivision, Including Requirements for Setbacks, Lot Size Standards, and Variation”

Mayor Jacobsen said he felt the list of three items an applicant would need to choose from and provide to be called an Open Space subdivision no longer justified a density bonus, “it was too easy.” His first preference was that this be a legislative decision because the number one thing was deciding what was important to the community and needed to be preserved and he felt the legislative body should do this.

Councilmember Laursen moved to approve Ordinance 25-36—Amending NCC 21.10.020 Open Space Subdivision, Including Requirements for Setbacks, Lot Size Standards, for first reading. Councilmember Mann seconded the motion.

Councilmember Kenczka said he felt the Open Space subdivision should be a stand-alone code. Councilmember Laursen said the proposed code was much better than the code the City currently had. He said he leaned with what Councilmember Kenczka had said and felt it was time to write some of the code into Nibley City’s zoning. Councilmember Kenczka said there was a stark difference between their R-2A zone and what the Open Space subdivision code was. Councilmember Mansell asked for an example of how the proposed ordinance would have applied in a recent Open Space subdivision (the Fields subdivision) that was denied. Mr. Roberts said he didn’t feel it would have complied because more than 40% of the lots were within a range. The subdivision probably would have had some larger lots and some smaller lots. Councilmember Mansell wanted the code to be an overlay.

General consent was given for correction of a grammatical error.

Mr. Roberts said there were examples in Nibley City of homes on smaller lots of 3,400 to 4,000 square foot lots. Mayor Jacobsen asked that Mr. Roberts include the examples in next meeting information.

The motion to approve Ordinance 25-36 for first reading passed 5-0; with Councilmember Laursen, Councilmember Mann, Councilmember Mansell, Councilmember Kenczka, and Councilmember Spaulding all in favor.

Discussion and Consideration: Resolution 26-05—Appointing a Nibley City Personnel Appeals Board Chairperson and Board Member (First Reading)

Ms. Bodily described the employee appeal process included in the Nibley Employee Policy Guidebook. She described that the Council needed to appoint two Councilmembers, one to act as chairperson, to be a part of an employee's appeal committee, if needed. She described that the Mayor approved these Councilmembers and would also appoint an employee's peer if the appeal committee were necessitated.

Councilmember Kenczka said he would be happy to serve, and Councilmember Spaulding volunteered to serve as Council representatives on the appeals board. Councilmember Kenczka volunteered to serve as the Personnel Appeals Board Chairperson.

Councilmember Spaulding moved to approve Resolution 26-05—Appointing a Nibley City Personnel Appeals Board Chairperson and Board Member. Councilmember Kenczka seconded the motion.

General consent was given to amend the motion to waive second reading.

*Voting on the motion to approve Resolution 26-05 was as follows:
Councilmember Laursen voted in favor.
Councilmember Mann voted in favor.
Councilmember Mansell voted in favor.
Councilmember Kenczka voted in favor.
Councilmember Spaulding voted in favor.*

The motion to approve Resolution 26-06 passed unanimously 5-0; with Councilmember Spaulding, Councilmember Kenczka, Councilmember Laursen, Councilmember Mann, and Councilmember Mansell all in favor.

Workshop: 2026 Goals

Councilmember Laursen moved to suspend the agenda and continue item 13 (Workshop: 2026 Goals) to the next Nibley City Council meeting. Councilmember Kenczka seconded. The motion passed unanimously 5-0; with Councilmember Laursen, Councilmember Kenczka, Councilmember Mann, Councilmember Mansell and Councilmember Spaulding all in favor.

Council and Staff Reports

Councilmember Spaulding said, "thank you" and that everyone had been wonderful to work and thanked them for their time.

Councilmember Kenczka discussed that he had done an interview with a representative from the Rural Economic Blueprint Program with the State Governor's office. Councilmember Kenczka reported on his interview and potentially developing an economic development plan. Mr. Roberts gave more details regarding the Economic Blueprint Program.

Councilmember Mansell asked for a report of the dates for the spring Utah League of Cities and Towns Conference. Ms. Bodily said she would provide this in her report.

Councilmember Mann reported that Nibley City had a third little library. It had been placed at the Nibley well site. Staffer, Wendy Lindberg, had filled the library with books and Councilmember Kenczka had reported that he'd seen people stopping at the library.

Councilmember Laursen said the USU Extension had an offer of services and thought this should be done in tandem with the Rural Economic Blueprint Program.

Councilmember Laursen said the Utah League of Cities and Towns had their eye on the State legislature. He said HB 236 had passed committee and that Justin Lee had testified at the committee level.

Mayor Jacobsen discussed the legislative policy committee of the Utah League of Cities and Towns. He said the League's spring conference was in St. George on April 22-24.

Mayor Jacobsen discussed communicating with individual members of the City Council on the meeting he and Mr. Maughan held with Hyrum City.

Mayor Jacobsen reported that his meeting with citizens on Saturday mornings had been productive and he intended to continue with those.

Ms. Bodily reported on the dates for the spring conference of the Utah League of Cities and Towns and requested the Councilmember communicate whether they would be attending with her as soon as possible.

Ms. Bodily reported on conducting interview to fill a Nibley City Water/Wastewater Operator position.

Mayor Jacobsen reported he would be out of town February 4-8. Mr. Maughan reported that he would be gone as well but should be available by phone.

Adjourn to Closed Meeting

Councilmember Laursen moved to adjourn to closed meeting to discuss of the Character, Professional Competence, or Physical or Mental Health of an Individual; pursuant to Utah Code 52-4-205. Councilmember Kenczka seconded the motion. The motion passed 5-0; with Councilmember Laursen, Councilmember Kenczka, Councilmember Mann, Councilmember Mansell, and Councilmember Spaulding all in favor.

Mr. Roberts left the meeting at 11:20 p.m.

The City Council returned from their closed meeting at 11:59 p.m.

Seeing no objection, Mayor Jacobsen adjourned the Nibley City Council meeting at regular session at 12:00 a.m.

Attest: Cheryl Bodily
City Recorder