



NIBLEY CITY COUNCIL MEETING AGENDA  
THURSDAY, MAY 7, 2026 – 6:30 PM

In accordance with Utah Code Annotated §52-4-207 and Nibley City Resolution 12-04, this meeting may be conducted electronically. The anchor location for the meeting will be Nibley City Hall, 455 W 3200 S NIBLEY UT 84321-6337. The public may also view the meeting via the YouTube link provided at [www.nibleycity.gov](http://www.nibleycity.gov). Public comment should be submitted to [cherylb@nibleycity.gov](mailto:cherylb@nibleycity.gov) by 6:30 PM. Public comments with names and addresses will be read into the public record.

1. Opening Ceremonies (Councilmember Spaulding)
2. Call to Order and Roll Call (Chair)
3. Approval of the March 5, 2026 and the April 9, 2026 Meeting Minutes and the Current Agenda (Chair)
4. Public Comment Period<sup>1</sup> (Chair)
5. Planning and Zoning Commission Report
6. Staff Reports
7. **Workshop:** Residential Solicitation Code Amendments (NCC 5.08)
8. **Discussion and Consideration:** Denial of an Annexation for Real Property into the Municipal Boundaries of Nibley City at approximately 5325 S Hollow Road, Nibley, with parcel numbers 01-003-0010, 01-003-0011, 01-003-0028, and 01-003-0029 (Applicant: Rachel S. Hansen & Trever D. Hansen)
9. **Discussion and Consideration:** Acceptance of an Annexation Petition for further Consideration for 01-003-0010, 01-003-0011, 01-003-0028, 01-003-0029 at Approximately 5325 Hollow Road and a portion of Parcels 03-066-0034 and 03-066-0032 at 4950 Hollow Road, and a Portion of Parcels 03-066-0034 and 03-066-0032, Located at Approximately 4950 Hollow Road (Applicant: Rachel & Trever D. Hansen, Andrew & Bethany Neilson)
10. **Discussion and Consideration:** Ordinance 26-04—Amending NCC 19.24.060 Accessory Buildings, Including Modifications to Regulate Setbacks of Small Accessory Buildings (First Reading)
11. **Discussion and Consideration:** Acceptance of a Contractor with Consolidated Paving and Concrete for the Nibley Chip and Seal FY 26-27 Road Maintenance Project including a Change Order for Additional Treatment on 3200 South to SR-165.
12. **Discussion and Consideration:** Acceptance of a Contract with LeGrand Johnson Construction for the Construction of the 2600 South Sidewalks from 800 West to Nibley Elementary School project.
13. **Discussion and Consideration:** Resolution 26-10—A Resolution of the City Council of Nibley City Acknowledging: The Filing of the Tentative Budget for Fiscal Year 2026-27 Prepared by the Budget Officer Pursuant to Section 10-6-111 of Utah Code, Adopting a Tentative Budget Subject to Further Review and Consideration by the Nibley City Council; Establishing the Date, Time, and Place For a Public Hearing on the Tentative Budget Prior to Adoption of the Final Budget for the Fiscal Year 2026-27, Subject to the Requirement of Section 59-2-919 and 59-2-924 of the Utah Code; Ordering Publication of Notices as Required by Law; and Ordering the Tentative Budget to Be Available for Public Inspection in the Office of the City Recorder and on the City's Website for at Least 10 Days Prior to Adoption of the Final Budget (First Reading)

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<sup>1</sup> Public input is welcomed at all City Council Meetings. 15 minutes have been allotted to receive verbal public comment. Verbal comments shall be limited to 3 minutes per person. A sign-up sheet is available at the entrance to the Council Chambers starting 15 minutes prior to each council meeting and at the rostrum for the duration of the public comment period. Commenters shall identify themselves by name and address on the comment form and verbally for inclusion in the record. Comment will be taken in the order shown on the sign-up sheet. Written comment will also be accepted and entered into the record for the meeting if received prior to the conclusion of the meeting. Comments determined by the presiding officer to be in violation of Council meeting rules shall be ruled out of order.

*In compliance with the Americans With Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, please call (435) 752-0431.*

14. An Executive Officer or Budget Officer of the Taxing Entity (Nibley City) Intends to State in the Public Meeting That the Tentative Budget Includes a Proposed Tax Rate Increase
15. **Statement of Budget Officer:** That the Nibley City Tentative 2026-27 Budget Includes a Proposed Property Tax Increase
16. **Presentation:** Budget Officer Presents and Makes Available to the Public a Property Tax Impact Schedule as a Separate Document from Other Budget Documents
17. **Discussion and Consideration:** Resolution 26-11—A Resolution of the City Council of Nibley City Acknowledging: A Separate item is on the Agenda for the Public Meeting on May 7, 2026, Notifying the Public That the Budget Officer Intends to State to the Nibley City Council that the Tentative Budget for Fiscal Year 2026-27 Includes a Proposed Property Tax Increase; Acknowledging that the Budget Officer Made a Statement to the Nibley City Council in the May 7, 2026, Public Meeting that the Tentative Budget Includes a Proposed Tax Rate Increase; Acknowledging that the Budget officer Presented to the Nibley City Council, as a Separate Item on the Agenda, in the Same Public Meeting, A property Tax Impact Schedule Separate from Other Budget Documents, as Defined in Section 59-2-924 of Utah Code; and Directing that the property Tax Impact Schedule Shall be Available for Public Inspection and Will Be Included As a Separate Agenda Item at Each Public Hearing Prior to June 30 at Which the Nibley City Council Discusses the Proposed General Fund Budget for Fiscal Year 2026-27 (First Reading)
18. **Discussion and Consideration:** Resolution 26-12— A Resolution of the City Council of Nibley City Acknowledging: That a Separate Item is Included on the Agenda for Public Meeting on May 7, 2026 Notifying the Public that the Budget Officer or Executive Intends to Make a Statement as Required by Section 59-2-919 (4)(b) or the Utah Code; Acknowledging that the Budget Officer or Executive made the Statement as Required by Section 59-2-919 (4)(b) of the Utah Code; Setting the Date, Time, and Place of the Public Hearing on the Proposed Property Tax Increase as Required by Section 59-2-919 of the Utah Code; and Directing the Budget Officer or Designee to send a notice before June 1, 2026 to the Utah State Tax Commission (“Tax Commission”) and the Cache County Auditor (“County Auditor”) stating that the City is considering a Property Tax Increase, and the Date, Time and Place for the Public Hearing Required by Section 59-2-919 of the Utah Code (First Reading)

#### 19. Council Reports

*Adjourn*

*Nibley City’s next scheduled City Council meeting will be on Thursday, May 28, 2026, at 6:30 PM.*



**Agenda Item #7**

<b>Description</b>	<b>Workshop:</b> Residential Solicitation Code Amendments (NCC 5.08)
<b>Presenter</b>	Talon Bigelow, Nibley City Assistant Recorder/Clerk
<b>Staff Recommendation</b>	
<b>Reviewed By</b>	Justin Maughn, City Manager Larry Jacobsen, Mayor Talon Bigelow, Assistant Recorder/Clerk

**Background:**

Each spring, Office staff receive calls from residents with complaints about solicitors. Currently, Nibley City Code 5.08 Solicitors, Canvassers, Peddlers, and Itinerant Merchants only dictates the process for licensure of solicitors and does not discuss prohibitions. Residents specifically express frustration that Nibley doesn't stop solicitors from knocking on doors with "No Solicitors" signs present. Staff would like to present some ideas for code amendments to the Council such as:

- No Solicitation Notice (Prohibiting solicitors to knock doors with present "No Solicitation" sign/notice)
- Time of Day Restrictions (9:00 AM to 9:00 PM)
- Buyer's Right to Cancel (Three days to cancel agreement)

Examples of other municipalities implementing similar code amendments:

[Hyrum](#), [Logan](#), [North Logan](#), [Smithfield](#), [Alpine](#), [Highland](#), [Plain City](#), [Kaysville](#), [Mariott-Slaterville](#), [Heber City](#), [Cedar Hills](#), [Farr West](#), [Pleasant Grove](#), [Magna](#), [Taylorsville](#), [Kearns](#), [North Salt Lake](#), [Cottonwood Heights](#), [Price](#), [Holladay](#), [Springville](#), [American Fork](#), [Bluffdale](#), [Payson](#), [Syracuse](#), [Lindon](#), [South Ogden](#), [Tremonton](#), [Cedar City](#), [Gunnison](#), [Hooper](#), [North Ogden](#), [West Jordan](#), [West Valley City](#), [Mapleton](#), [Lehi](#), [Eagle Mountain](#), [Ogden](#), [Provo](#), [Vineyard](#), [Layton](#), [Orem](#), [Riverton](#), [St. George](#), [Washington Terrace](#)

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## Agenda Item #8

<b>Description</b>	<b>Discussion and Consideration:</b> Denial of an Annexation for Real Property into the Municipal Boundaries of Nibley City at approximately 5325 S Hollow Road, Nibley, with parcel numbers 01-003-0010, 01-003-0011, 01-003-0028, and 01-003-0029, totaling 28 acres (Applicant: Rachel S. Hansen and Trever D. Hansen)
<b>Presenter</b>	Levi Roberts, Nibley City Planner
<b>Staff Recommendation</b>	Move to deny the Annexation for Real Property into the Municipal Boundaries of Nibley City at approximately 5325 S Hollow Road, Nibley, with parcel numbers 01-003-0010, 01-003-0011, 01-003-0028, and 01-003-0029, totaling 28 acres (Applicant: Rachel S. Hansen and Trever D. Hansen)
<b>Reviewed By</b>	Levi Roberts, Planner Justin Maughn, City Manager Cheryl Bodily, Recorder

### Background:

UCA 10-2-806(4) states that “a petition under Subsection (1) may not propose the annexation of all or part of an area proposed for annexation to a municipality in a previously filed petition that has not been denied, rejected, or granted.” Parcel 03-049-0011 was annexed under a separate annexation and is currently being reviewed for subdivision. The property owner of parcels 01-003-0010, 01-003-0011, 01-003-0028, and 01-003-0029 has filed a new petition. In order for the new petition to be considered, Staff is recommending denial of the previously filed petition.

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## Agenda Item #9

<b>Description</b>	<b>Discussion and Consideration:</b> Acceptance of an Annexation Petition for further Consideration for 01-003-0010, 01-003-0011, 01-003-0028, 01-003-0029 at Approximately 5325 Hollow Road and a portion of Parcels 03-066-0034 and 03-066-0032 at 4950 Hollow Road, and a Portion of Parcels 03-066-0034 and 03-066-0032, Located at Approximately 4950 Hollow Road (Applicant: Rachel & Trever D. Hansen, Andrew & Bethany Neilson)
<b>Presenter</b>	Levi Roberts, Nibley City Planner
<b>Staff Recommendation</b>	Move to accept Annexation Petition for further Consideration for 01-003-0010, 01-003-0011, 01-003-0028, 01-003-0029 at Approximately 5325 Hollow Road and a portion of Parcels 03-066-0034 and 03-066-0032 at 4950 Hollow Road, and a Portion of Parcels 03-066-0034 and 03-066-0032, Located at Approximately 4950 Hollow Road
<b>Reviewed By</b>	Justin Maughn, City Manager Larry Jacobsen, Mayor Levi Roberts, Planner Cheryl Bodily, Recorder

### Background:

Rachel & Trever D. Hansen, Andrew & Bethany Neilson have filed an annexation petition to annex parcel 01-003-0010, 01-003-0011, 01-003-0028, 01-003-0029 at Approximately 5325 Hollow Road and a portion of Parcels 03-066-0034 and 03-066-0032 at 4950 Hollow Road, and a Portion of Parcels 03-066-0034 and 03-066-0032, Located at Approximately 4950 Hollow Road into Nibley City. The area is within the City's annexation declaration boundary of the annexation policy plan. The annexation would be contiguous with existing City boundaries, although this contiguity is only possible by connecting this property via the Hollow Road right of way. It would create an unincorporated peninsula, as defined by UCA 10-2-401(1)(I). This is allowed by State Code provided that the county and municipality have otherwise agreed. The Cache County Council has already approved the creation of the peninsula.

The applicant has indicated that the property is intended to be developed as low density residential. The Future Land Use Plan designates this property as 'low density residential.' The exact zoning designation for the property is to be determined after a recommendation from Planning Commission, but the applicant has requested 'Rural Estates (R-E).'

In order to develop these properties, existing City utilities would need to be extended to the south. Based upon findings of the Water Master Plan, there is some concern that water pressure may be deficient in this area. Based upon the conditions of the previous application the water pressure was evaluated further through running a development scenario in the water model, the cost of which was bourn by the applicant. Based upon these findings, Staff recommends directing the applicant to pursue an annexation agreement which sets forth terms and conditions for required future improvements of water facilities to retain adequate pressure.

The applicant has completed the required steps and submitted required materials for this consideration. Specifically, the applicant has filed a notice of intent to annex, sent a copy to each affected entity and submitted an annexation petition. The Cache County Clerk's Office has provided a certificate of notice for the required Annexation Notice, as well.

The next step in the annexation process is for the City Council to accept the annexation petition for further consideration. This happens prior to certifying the annexation, which can occur after a notification period and recommendation from Planning Commission. After which, the City Council will consider if they approve the annexation. Staff recommends that the City Council accept the annexation petition for further consideration at this time.

Nibley

Printed: 02/20/2026

**LLC**

Permit/License #

02/11/2026 - 02/10/2126

**Rezone, Code Change, or Master  
Plan Change Application**

Reference Number

**Plan Check**

Status

Application Status

**Active**

**Awaiting Payment**

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## Application Review Status

Final-Review

Not Reviewed

Date Submitted

**02/11/2026**

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## Fees

Plan Check \$500.00

Public Notice Fee \$150.00

**Subtotal \$650.00**

**Amount Paid \$0.00**

## Payments

There are no payments

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## Application Form Data

(Empty fields are not included)

First Name

**Hidden Valley Estates Project**

Last Name

**LLC**

Address Street

**850 N 200 W**

City

**Logan**

State

**UT**

Zip Code

**84321**

Phone

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Email

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Is the property owner representative different from the listed property owner

**yes**

First Name

Last Name

Address Street

**850 N 200 W**

City

**Logan**

State

**UT**

Zip Code

**84321**

Phone

Email

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Request Type:

**Rezone**

Rezone Address Street

**1400 W 3200 S Nibley, UT 84321 (Approx)**

Tax I.D. Number(s)

**03-017-0019**

Area of Rezone Request (Acres)

**19.23**

Current Zoning (check all that apply)

**R-2- Residential**

Proposed Zoning (check all that apply)

**R-2A- Residential**

Site Plan and Map (please attach)

 HiddenValleyArea.jpg

What is the need for the proposed zone change, code change or master plan change?

**To be given the same density that has been awarded to like parcels in the surrounding area.**

What will the public benefit be if the zone change, code change or master plan change is granted?

**Smaller lot sizes that will be more affordable to consumers.**

How does the proposal comply with the goals and policies of the Nibley City General Plan?

**We will create a beautiful subdivision that will beautify the area, continue the walking trails, and help with existing water flow issues.**

Is there any annexation of property necessary?

**No**


Please explain how the anticipated use is appropriate for the surrounding area.

**The use is similar to the surrounding areas with the exception of the 5 lots in the Hideaway Estates which has larger lots.**

What public infrastructure is in place to serve the type and intensity of the proposed use? If needed, could the infrastructure be reasonably extended, at the cost of the property owner or developer?

**The land is surrounded by infrastructure.**

Please attach a statement from the County treasurer showing the current tax status of the property.

 CORE - Parcel #03-017-0019 in 2027.pdf

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## Signature

I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete, and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me concerning this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Nibley may rescind any approval, or take any other legal or appropriate action. I understand that any cost of engineering, legal, fire, or other review incurred by the City shall be my responsibility to pay. I also acknowledge that I have reviewed the applicable sections of the Nibley City Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses.

Posting. Not less than ten (10) days before the public hearing, Applicant is responsible for posting a sign in a prominent place on the property containing, in lettering that may be reasonably read by passersby, the time, date, and location of the public hearing. The posting shall not be required before the application being accepted. However, the City shall require that, not less than ten (10) days before the public hearing, the Applicant provides the City with evidence of compliance with this requirement.

With my signature, I give consent to receive service of process at the email listed on this application.

### SCAM ALERT

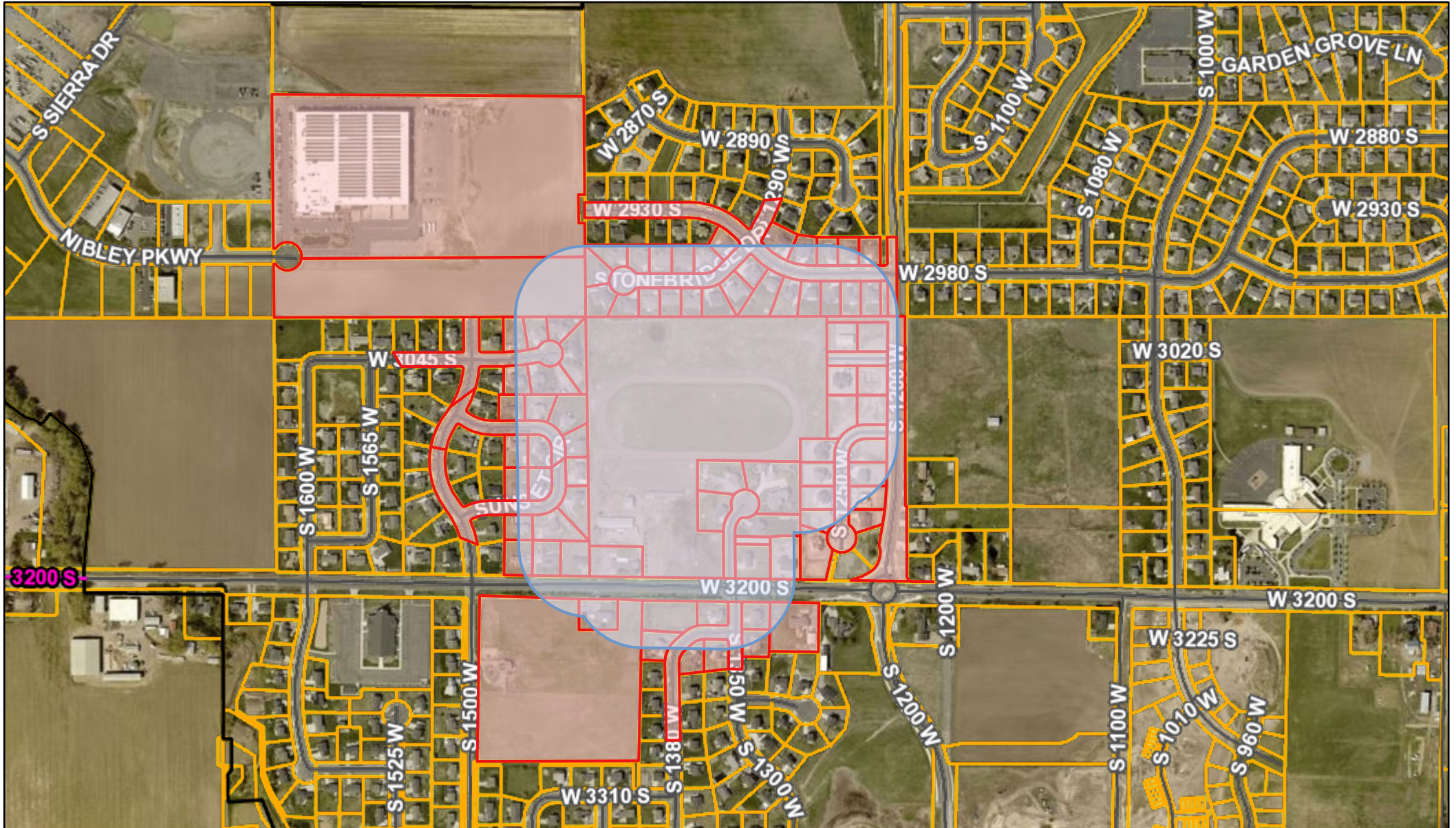
Public records are increasingly being exploited by scammers who use the information to send applicants fraudulent invoices for supposed fees tied to applications. Please use extreme caution when making online payments, particularly if you are asked to wire funds. These scams are becoming more sophisticated and may appear legitimate.

Nibley City does not request payment by wire transfer and cannot be held responsible or liable for any losses incurred if a contractor or customer chooses to send payment to a fraudulent source. If you have any questions about a fee, payment method, or the validity of a request, please contact City offices directly before submitting payment so we can verify it with you.

Electronically Signed

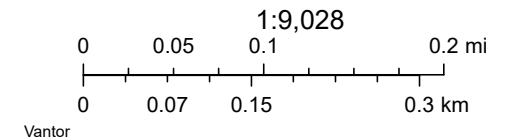
[redacted] - 02/11/2026 3:10 pm

# ArcGIS Web Map



2/20/2026, 2:10:09 PM

- |  |   |   |  |
|--|---|---|--|
|  Buffer              | Class B Surface Type  |  Dirt            |  Municipal Boundaries |
|  Neighboring Parcels |  Asphalt |  Future          |  County Boundary      |
|  Gravel             |  Private |  Cache Parcels |  |



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# ANNEXATION PETITION

Contact Sponsor:  
Lance Anderson  
Cache Landmark Engineering  
(435)713-0099  
95 Golf Course Road #101  
Logan, Utah 84321

The undersigned petition for the annexation of the following area into the corporate boundaries of Nibley City, Utah.

PART OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN CACHE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 11 NORTH, RANGE 1 EAST AND PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN CACHE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3:

THENCE S89°54'28"W 1314.95 FEET TO THE EAST 1/16 CORNER COMMONS TO SAID SECTIONS 34 AND 3 AND THE POINT OF BEGINNING, SAID POINT BEING ON THE EXISTING NIBLEY CITY CORPORATE LIMIT LINE;

THENCE S89°54'28"W 13.89 FEET ALONG THE NORTH LINE OF SAID SECTION 3 AND SAID CORPORATE LIMIT LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF HOLLOW ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID EXISTING NIBLEY CITY CORPORATE LIMIT LINE THE FOLLOWING FIVE (5) COURSES:

1. SOUTHERLY 79.12 FEET ALONG A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 482.00 FEET AND A LONG CHORD BEARING S12°06'08"E 79.03 FEET;
2. S16°48'18"E 114.37 FEET;
3. SOUTHERLY 138.62 FEET ALONG A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 518.00 FEET AND A LONG CHORD BEARING S9°08'19"E 138.21 FEET;
4. S1°28'20"E 166.50 FEET;
5. SOUTHERLY 28.16 FEET ALONG A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 282.00 FEET AND A LONG CHORD BEARING S4°19'59"E 28.15 FEET;

THENCE LEAVING SAID EXISTING CORPORATE LIMIT LINE AND CONTINUING ON SAID EASTERLY RIGHT-OF-WAY LINE SOUTHERLY 28.52 FEET ALONG A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 282.00 FEET AND A LONG CHORD BEARING S10°05'28"E 28.51 FEET TO THE CENTER OF THE LITTLE HYRUM CANAL;

THENCE ALONG THE CENTERLINE OF SAID CANAL THE FOLLOWING TWELVE (12) COURSES:

1. S89°53'53"E 25.29 FEET;
2. S31°29'59"E 25.76 FEET;

3. S57°44'10"E 74.90 FEET;
4. S69°09'05"E 62.91 FEET;
5. S64°55'49"E 39.00 FEET;
6. S60°10'31"E 70.57 FEET;
7. S73°25'10"E 56.41 FEET;
8. S84°50'54"E 38.14 FEET;
9. S76°08'15"E 85.63 FEET;
10. S66°09'41"E 122.99 FEET;
11. S65°21'47"E 159.82 FEET;
12. S61°18'40"E 33.00 FEET, MORE OR LESS, TO THE WEST BOUNDARY OF THAT CERTAIN PARCEL, AS DESCRIBED AS "PARCEL 1" IN ENTRY 1367654 IN THE RECORDS OF SAID COUNTY;

THENCE N0°06'06"E 117.09 FEET ALONG SAID WEST BOUNDARY;

THENCE S89°53'54"E 525.00 FEET ALONG THE NORTH BOUNDARY OF SAID PARCEL 1 TO THE EAST LINE OF SAID SECTION;

THENCE S0°06'06"W 1607.61 FEET, MORE OR LESS, ALONG SAID EAST LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF HOLLOW ROAD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWENTY-TWO (22) COURSES:

1. NORTHWESTERLY 210.58 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 482.00 FEET AND A LONG CHORD BEARING N52°08'59"W 208.91 FEET;
2. N64°39'57"W 158.50 FEET;
3. NORTHWESTERLY 75.62 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1018.00 FEET AND A LONG CHORD BEARING N62°32'17"W 75.60 FEET;
4. N60°24'36"W 179.61 FEET;
5. NORTHWESTERLY 135.98 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 743.00 FEET AND A LONG CHORD BEARING N55°10'01"W 135.79 FEET;
6. NORTHWESTERLY 123.94 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 468.00 FEET AND A LONG CHORD BEARING N42°20'15"W 123.57 FEET;
7. N34°45'04"W 70.76 FEET;
8. NORTHWESTERLY 219.06 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 743.00 FEET AND A LONG CHORD BEARING N26°18'18"W 218.26 FEET;
9. N17°51'31"W 97.27 FEET;
10. NORTHWESTERLY 98.46 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 982.00 FEET AND A LONG CHORD BEARING N20°43'52"W 98.42 FEET;
11. N23°36'12"W 184.69 FEET;
12. NORTHEASTERLY 36.64 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1018.00 FEET AND A LONG CHORD BEARING N22°34'20"W 36.64 FEET;
13. N21°32'28"W 487.24 FEET;
14. NORTHWESTERLY 42.42 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1982.00 FEET AND A LONG CHORD BEARING N22°09'15"W 42.42 FEET;
15. N22°46'02"W 127.46 FEET;
16. NORTHERLY 118.19 FEET ALONG A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 318.00 FEET AND A LONG CHORD BEARING N12°07'11"W 117.51 FEET;
17. N1°28'20"W 166.50 FEET;

18. NORTHERLY 128.99 FEET ALONG A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 482.00 FEET AND A LONG CHORD BEARING N9°08'19"W 128.60 FEET;

19. N16°48'18"W 114.37 FEET;

20. NORTHERLY 115.69 FEET ALONG A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 518.00 FEET AND A LONG CHORD BEARING N10°24'25"W 115.44 FEET;

21. N4°00'32"W 123.50 FEET;

22. NORTHERLY 207.45 FEET ALONG A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 682.00 FEET AND A LONG CHORD BEARING N12°43'22"W 206.65 FEET TO SAID EXISTING CORPORATE LIMIT LINE;

THENCE N89°54'28"E 107.72 FEET ALONG SAID EXISTING CORPORATE LIMIT LINE TO THE EAST 1/16 LINE OF SAID SECTION 34;

THENCE S0°09'10"W 350.78 FEET ALONG SAID EAST 1/16 LINE AND SAID CORPORATE LIMIT LINE TO THE POINT OF BEGINNING.

CONTAINING 31.09 ACRES, MORE OR LESS.

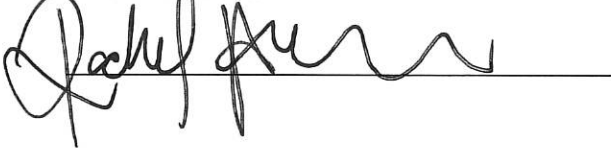
# Signatures of property owners in the Annexation boundary

**Notice:**

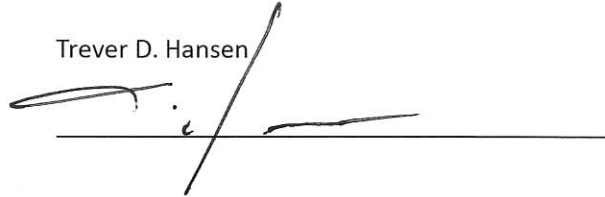
- There will be no public election on the annexation proposed by this petition because Utah law does not provide for an annexation to be approved by voters at a public election.
- If you sign this petition and later decide that you do not support the petition, you may withdraw your signature by submitting a signed, written withdrawal with the recorder or clerk of Nibley City. If you choose to withdraw your signature, you shall do so no later than 30 days Nibley City receives notice that the petition has been certified.

Parcel # 01-003-0010, 01-003-0011, 01-003-0028, 01-003-0029, and 03-066-0032

Rachel S. Hansen

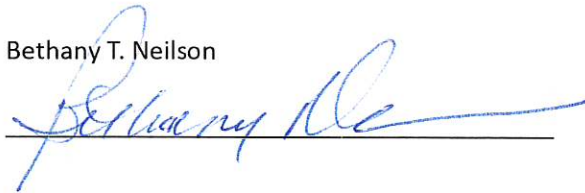
A handwritten signature in black ink, appearing to read 'Rachel Hansen', written over a horizontal line.

Trever D. Hansen

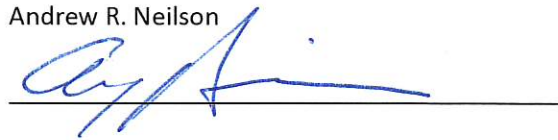
A handwritten signature in black ink, appearing to read 'Trever D. Hansen', written over a horizontal line.

Parcel # 03-066-0032, and 03-066-0034

Bethany T. Neilson

A handwritten signature in blue ink, appearing to read 'Bethany T. Neilson', written over a horizontal line.

Andrew R. Neilson

A handwritten signature in blue ink, appearing to read 'Andrew R. Neilson', written over a horizontal line.

Appendix A – Annexation Plat



**HANSEN ANNEXATION**  
 TO NIBLEY CITY, CACHE COUNTY, UTAH  
 PART OF SE 1/4 OF SECTION 34, TOWNSHIP 11 NORTH, RANGE 1 EAST  
 & PART OF NE 1/4 OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 1 EAST  
 SALT LAKE MERIDIAN

**LEGAL DESCRIPTION**

PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 11 NORTH, RANGE 1 EAST AND PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 10 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, LOCATED IN CACHE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3;  
 THENCE S89°54'28"W 1314.95 FEET TO THE EAST 1/16 CORNER COMMONS TO SAID SECTIONS 34 AND 3 AND THE POINT OF BEGINNING, SAID POINT BEING ON THE EXISTING NIBLEY CITY CORPORATE LIMIT LINE;

THENCE S89°54'28"W 13.89 FEET ALONG THE NORTH LINE OF SAID SECTION 3 AND SAID CORPORATE LIMIT LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF HOLLOW ROAD;  
 THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID EXISTING NIBLEY CITY CORPORATE LIMIT LINE THE FOLLOWING FIVE (5) COURSES:

1. SOUTHERLY 79.12 FEET ALONG A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 482.00 FEET AND A LONG CHORD BEARING S12°06'08"E 79.03 FEET;
2. S16°48'18"E 114.37 FEET;
3. SOUTHERLY 138.62 FEET ALONG A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 518.00 FEET AND A LONG CHORD BEARING S9°08'19"E 138.21 FEET;
4. S1°28'20"E 166.50 FEET;
5. SOUTHERLY 28.16 FEET ALONG A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 282.00 FEET AND A LONG CHORD BEARING S4°19'59"E 28.15 FEET;

THENCE LEAVING SAID EXISTING CORPORATE LIMIT LINE AND CONTINUING ON SAID EASTERLY RIGHT-OF-WAY LINE SOUTHERLY 28.52 FEET ALONG A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 282.00 FEET AND A LONG CHORD BEARING S10°05'28"E 28.51 FEET TO THE CENTER OF THE LITTLE HYRUM CANAL;

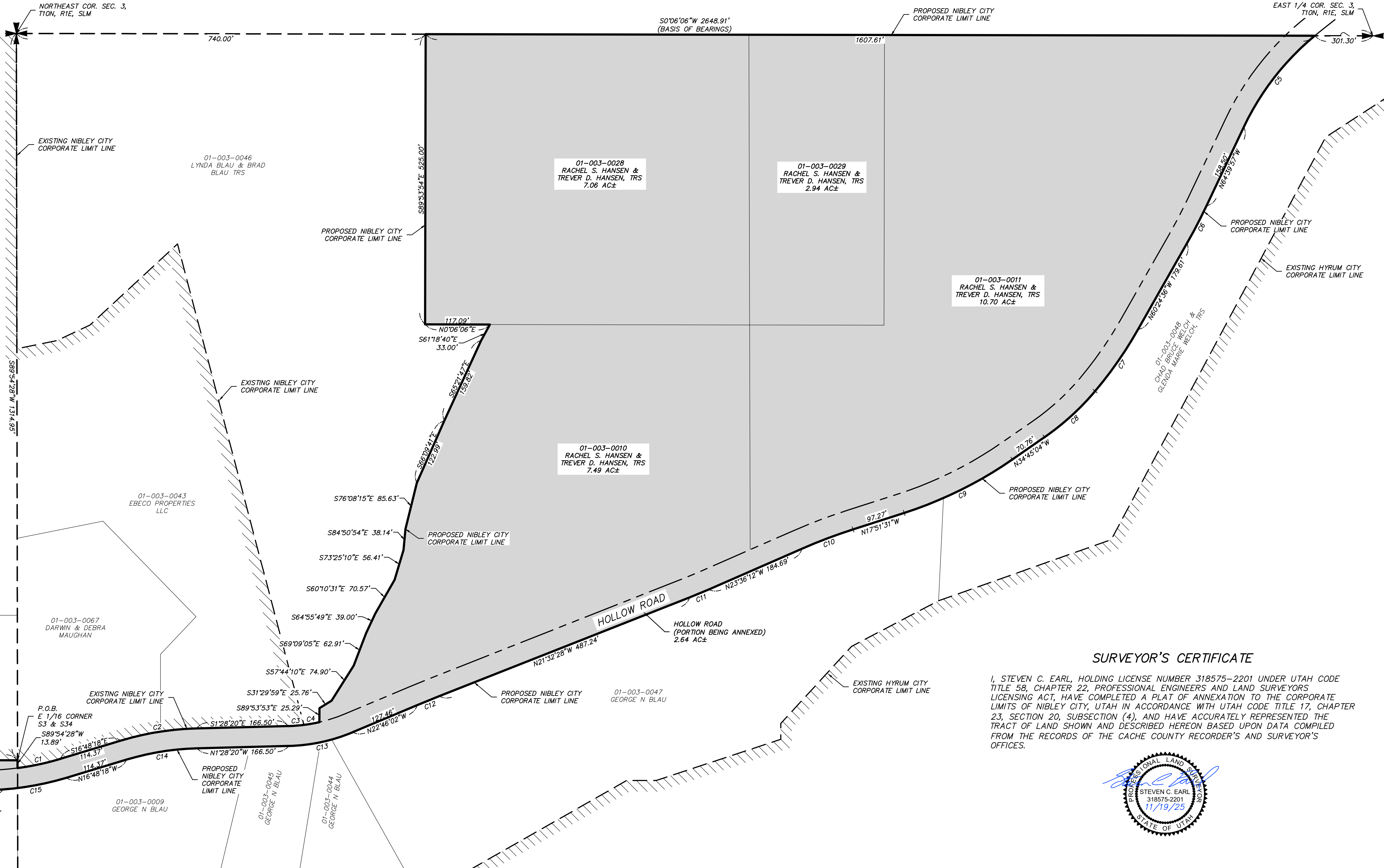
THENCE ALONG THE CENTERLINE OF SAID CANAL THE FOLLOWING TWELVE (12) COURSES:  
 1. S89°53'53"E 25.29 FEET; 2. S31°29'59"E 25.76 FEET; 3. S57°44'10"E 74.90 FEET;  
 4. S69°09'05"E 62.91 FEET; 5. S64°55'49"E 39.00 FEET; 6. S60°10'31"E 70.57 FEET;  
 7. S73°25'10"E 56.41 FEET; 8. S84°50'54"E 38.14 FEET; 9. S76°08'15"E 85.63 FEET;  
 10. S66°09'41"E 122.99 FEET; 11. S65°21'47"E 159.82 FEET; 12. S61°18'40"E 33.00 FEET,  
 MORE OR LESS, TO THE WEST BOUNDARY OF THAT CERTAIN PARCEL, AS DESCRIBED AS "PARCEL 1" IN ENTRY 1367654 IN THE RECORDS OF SAID COUNTY;

THENCE N0°06'08"E 117.09 FEET ALONG SAID WEST BOUNDARY;  
 THENCE S89°53'54"E 525.00 FEET ALONG THE NORTH BOUNDARY OF SAID PARCEL 1 TO THE EAST LINE OF SAID SECTION;

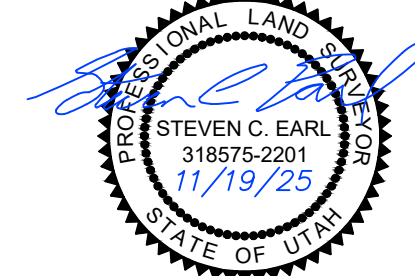
THENCE S0°06'08"W 1607.61 FEET, MORE OR LESS, ALONG SAID EAST LINE TO THE WESTERLY RIGHT-OF-WAY LINE OF HOLLOW ROAD;  
 THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWENTY-TWO (22) COURSES:

1. NORTHWESTERLY 210.58 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 482.00 FEET AND A LONG CHORD BEARING N52°08'59"W 208.91 FEET;
2. N64°39'57"W 158.50 FEET;
3. NORTHWESTERLY 75.62 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1018.00 FEET AND A LONG CHORD BEARING N62°32'17"W 75.60 FEET;
4. N60°24'36"W 179.61 FEET;
5. NORTHWESTERLY 135.98 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 743.00 FEET AND A LONG CHORD BEARING N55°10'01"W 135.79 FEET;
6. NORTHWESTERLY 123.94 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 468.00 FEET AND A LONG CHORD BEARING N42°20'15"W 123.57 FEET;
7. N34°45'04"W 70.76 FEET;
8. NORTHWESTERLY 219.06 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 743.00 FEET AND A LONG CHORD BEARING N26°18'18"W 218.26 FEET;
9. N17°51'31"W 97.27 FEET;
10. NORTHWESTERLY 98.46 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 982.00 FEET AND A LONG CHORD BEARING N20°43'52"W 98.42 FEET;
11. N23°36'12"W 184.69 FEET;
12. NORTHEASTERLY 36.64 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 1018.00 FEET AND A LONG CHORD BEARING N22°34'20"W 36.64 FEET;
13. N21°32'28"W 487.24 FEET;
14. NORTHWESTERLY 42.42 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1982.00 FEET AND A LONG CHORD BEARING N22°09'15"W 42.42 FEET;
15. N22°46'02"W 127.46 FEET;
16. NORTHERLY 118.19 FEET ALONG A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 318.00 FEET AND A LONG CHORD BEARING N12°07'11"W 117.51 FEET;
17. N1°28'20"W 166.50 FEET;
18. NORTHERLY 128.99 FEET ALONG A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 482.00 FEET AND A LONG CHORD BEARING N9°08'19"W 128.60 FEET;
19. N16°48'18"W 114.37 FEET;
20. NORTHERLY 115.69 FEET ALONG A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 518.00 FEET AND A LONG CHORD BEARING N10°24'25"W 115.44 FEET;
21. N4°00'32"W 123.50 FEET;
22. NORTHERLY 207.45 FEET ALONG A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 682.00 FEET AND A LONG CHORD BEARING N12°43'22"W 206.65 FEET TO SAID EXISTING CORPORATE LIMIT LINE;

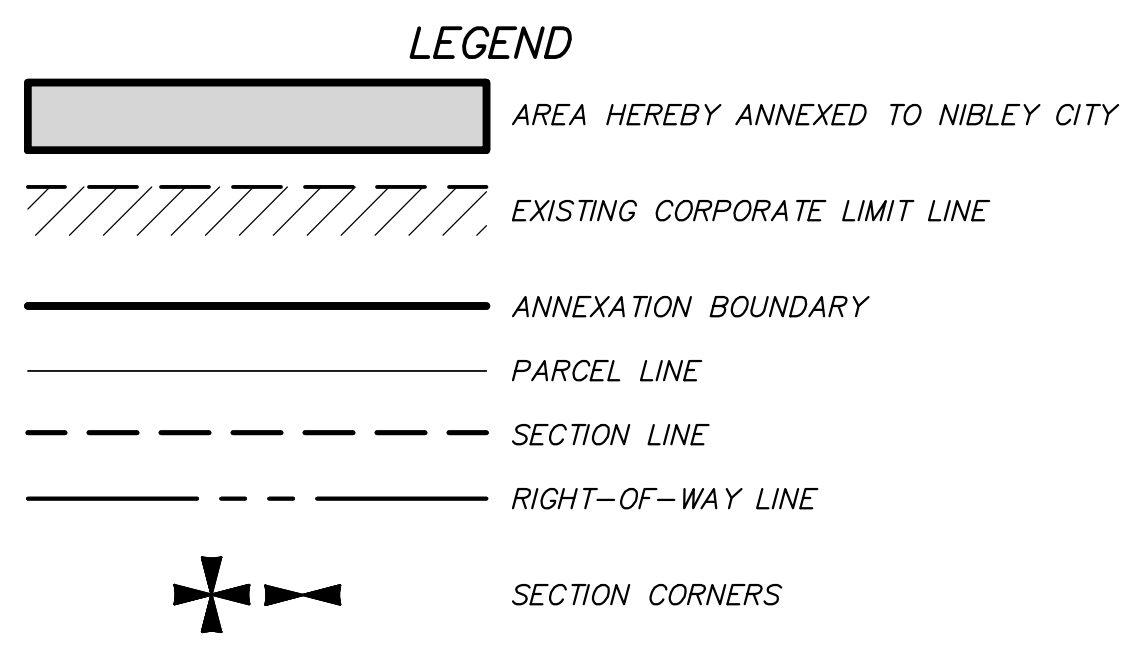
THENCE S89°54'28"E 107.72 FEET ALONG SAID EXISTING CORPORATE LIMIT LINE TO THE EAST 1/16 LINE OF SAID SECTION 34;  
 THENCE S0°09'10"W 350.78 FEET ALONG SAID EAST 1/16 LINE AND SAID CORPORATE LIMIT LINE TO THE POINT OF BEGINNING,  
 CONTAINING 31.09 ACRES, MORE OR LESS.



**SURVEYOR'S CERTIFICATE**  
 I, STEVEN C. EARL, HOLDING LICENSE NUMBER 318575-2201 UNDER UTAH CODE TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT, HAVE COMPLETED A PLAT OF ANNEXATION TO THE CORPORATE LIMITS OF NIBLEY CITY, UTAH IN ACCORDANCE WITH UTAH CODE TITLE 17, CHAPTER 23, SECTION 20, SUBSECTION (4), AND HAVE ACCURATELY REPRESENTED THE TRACT OF LAND SHOWN AND DESCRIBED HEREON BASED UPON DATA COMPILED FROM THE RECORDS OF THE CACHE COUNTY RECORDER'S AND SURVEYOR'S OFFICES.



CURVE	LENGTH	RADIUS	A	LONG CHORD
C1	79.12'	482.00'	92°41'19"	S12°06'08"E 79.03'
C2	138.62'	518.00'	151°19'57"	S9°08'19"E 138.21'
C3	28.16'	282.00'	54°31'18"	S4°19'59"E 28.15'
C4	28.52'	282.00'	54°7'39"	S10°05'28"E 28.51'
C5	210.58'	482.00'	25°01'56"	N52°08'59"W 208.91'
C6	75.62'	1018.00'	4°15'21"	N62°32'17"W 75.60'
C7	135.98'	743.00'	10°29'09"	N55°10'01"W 135.79'
C8	123.94'	468.00'	15°10'23"	N42°20'15"W 123.57'
C9	219.06'	743.00'	16°53'33"	N26°18'18"W 218.26'
C10	98.46'	982.00'	5°44'41"	N20°43'52"W 98.42'
C11	36.64'	1018.00'	2°03'44"	N22°34'20"W 36.64'
C12	42.42'	1982.00'	1°13'34"	N22°09'15"W 42.42'
C13	118.19'	318.00'	21°17'42"	N12°07'11"W 117.51'
C14	128.99'	482.00'	15°19'57"	N9°08'19"W 128.60'
C15	115.69'	518.00'	12°47'45"	N10°24'25"W 115.44'
C16	207.45'	682.00'	17°25'40"	N12°43'22"W 206.65'



**DEPUTY CACHE COUNTY SURVEYOR APPROVAL**

THIS PLAT IS HEREBY APPROVED AS A FINAL LOCAL ENTITY PLAT IN ACCORDANCE WITH UTAH CODE TITLE 17, CHAPTER 23, SECTION 20.

SEALED AND SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 \_\_\_\_\_ DEPUTY CACHE SURVEYOR

**NIBLEY CITY APPROVAL AND ACCEPTANCE**

THIS IS TO CERTIFY THAT WE, THE NIBLEY CITY COUNCIL, HAVE RECEIVED A PETITION SIGNED BY A MAJORITY OF THE OWNERS OF THE TRACT SHOWN HEREON REQUESTING THAT SAID TRACT BE ANNEXED TO NIBLEY CITY, AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
NIBLEY CITY MAYOR

\_\_\_\_\_  
ATTEST

\_\_\_\_\_  
NIBLEY CITY RECORDER

**COUNTY RECORDER**

COUNTY RECORDER'S NO. \_\_\_\_\_  
 STATE OF UTAH, COUNTY OF CACHE,  
 RECORDED AND FILED AT THE REQUEST  
 OF \_\_\_\_\_  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 20 \_\_\_\_ AT \_\_\_\_\_ IN BOOK OF PLATS  
 INDEX \_\_\_\_\_  
 FEE \_\_\_\_\_  
 COUNTY RECORDER

**CL**

Cache • Landmark  
 Engineers  
 Surveyors  
 Planners

95 W. Golf Course Rd.  
 Suite 101  
 Logan, UT 84321  
 435.713.0099

DATE: 19 NOVEMBER 2025  
 SCALE: 1" = 100'  
 DRAFTED BY: S. EARL  
 CHECKED BY: W. HENDRICKSON  
 APPROVED BY: S. EARL  
 PROJECT NUMBER: 25057BAL

**1 / 1**

11/19/2025 8:44 AM Z:\2025 PROJECTS\25057BAL - NIBLEY UTAH\ACCD SURVEY\ANNEXATION PLAT\25057BAL ANNEXATION PLATING

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## Agenda Item #10

<b>Description</b>	<b>Discussion and Consideration:</b> Ordinance 26-04—Amending NCC 19.24.060 Accessory Buildings, Including Modifications to Regulate Setbacks of Small Accessory Buildings (First Reading)
<b>Presenter</b>	Levi Roberts, Nibley City Planner
<b>Staff Recommendation</b>	Approval of Ordinance 26-04—Amending NCC 19.24.060 Accessory Buildings, Including Modifications to Regulate Setbacks of Small Accessory Buildings
<b>Planning Commission Recommendation</b>	Approval of Ordinance 26-04—Amending NCC 19.24.060 Accessory Buildings, Including Modifications to Regulate Setbacks of Small Accessory Buildings
<b>Reviewed By</b>	Levi Roberts, Planner Justin Maughn, City Manager Larry Jacobsen, Mayor Eric Johnson, City Attorney

### Background:

Considering recent enforcement activity for accessory buildings, City Council has directed Staff and the Planning Commission to review the existing Code and recommend appropriate amendments. With respect to setbacks, the current code requires all accessory buildings, regardless of size or permanence to adhere to setback requirements. In addition, all buildings must be placed outside of all restrictive easements, including public utility easements. Due to the restrictiveness of these requirements, it is very difficult for many property owners to locate even a small tool shed on their properties.

Many cities allow sheds that do not require a building permit to encroach on minimum setback requirements. Based upon a recent workshop with Planning Commission, a desire was expressed to move in this direction.

The proposed ordinance includes the following amendments:

1. Remove rear and side yard setback requirements for accessory buildings that do not require a building permit.
2. Allow accessory buildings that do not require a building permit if they are placed on removable skids.
3. Allow accessory buildings in agricultural zones prior to a principal building.
4. Remove section on prohibited accessory building and structures. These restrictions on tents, trailers and mobile homes are not very enforceable or impractical.

5. Remove section on 'nonconforming uses.' This section includes some inaccuracies and is redundant with 19.26.

**ORDINANCE 26-04**

**AMENDING 19.24.060 ACCESSORY BUILDINGS, INCLUDING MODIFICATIONS TO REGULATE SETBACKS OF SMALL ACCESSORY BUILDINGS**

WHEREAS, Nibley City regulates land use within Nibley City boundaries; and

WHEREAS, Nibley city respects private property rights; and

WHEREAS, Nibley City promotes clean and orderly development.

NOW, THEREFORE, BE IT ORDAINED BY THE NIBLEY CITY COUNCIL OF NIBLEY, UTAH THAT:

1. The attached amendments to Nibley City Code 19.24.060 be adopted.
2. All ordinances, resolutions, and policies of the City, or parts thereof, inconsistent herewith, are hereby repealed, but only to the extent of such inconsistency. This repealer shall not be construed as reviving any law, order, resolution, or ordinance, or part thereof.
3. Should any provision, clause, or paragraph of this ordinance or the application thereof to any person or circumstance be declared by a court of competent jurisdiction to be invalid, in whole or in part, such invalidity shall not affect the other provisions or applications of this ordinance or the Nibley City Municipal Code to which these amendments apply. The valid part of any provision, clause, or paragraph of this ordinance shall be given independence from the invalid provisions or applications, and to this end the parts, sections, and subsections of this ordinance, together with the regulations contained therein, are hereby declared to be severable.
4. This ordinance shall become effective upon posting as required by law.

PASSED BY THE NIBLEY CITY COUNCIL THIS \_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_.

\_\_\_\_\_  
Larry Jacobsen, Mayor

ATTEST: \_\_\_\_\_  
Cheryl Bodily, City Recorder

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### 19.24.060 Accessory Buildings

A. Definitions: For the purpose of this section, the following will be used as definitions:

1. ACCESSORY BUILDINGS: An "accessory building" for both residential and nonresidential development is defined as a building that:
  - a. Is detached from the principal building, and
  - b. Is clearly a supplementary use to the principal building, and
  - c. Is not intended for human habitation.

Examples include storage buildings, residential greenhouses, detached garages, etc. Attached accessory buildings must comply with all setbacks and zoning regulations of the principal structure.

2. ACCESSORY STRUCTURES: A structure that does not provide shelter from the elements. Examples include swimming pools and pool screening and decking, barbecue pits, decks, etc. Not included in this definition and not regulated by this section are driveways, fences, walls, birdbaths, decorative ponds, and at grade patios.
3. DETACHED GARAGE/CARPORT/STRUCTURE: Any garage or structure that is not attached as defined in 19.04.010 shall be considered detached and an accessory building and shall be subject to the provisions of this section:

B. General Requirements:

1. A zoning clearance permit and a building permit is required for accessory buildings greater than one hundred twenty (120) square feet in industrial, commercial or neighborhood commercial zone; or two hundred (200) square feet in a residential zone. A permit may be required for accessory buildings under the size stated above if improvements of the structure require further review from Nibley City Building Inspector as stated in the adopted building code. Accessory buildings in excess of 15' in height must obtain a building permit.
2. All accessory buildings that require a building permit shall comply with all the setback requirements found in NCC 19.22.010. Setbacks shall be measured from the foundation, wall or main frame of the building. In no case shall any portion of the building be located within 1 ft of an adjacent lot.

3. In no case shall the roof of any building, regardless of size or permanence, extend over or toward an adjacent property in a manner that will direct water from said roof onto an adjacent property regardless of permitted setbacks.
4. Easements: Accessory buildings and structures which require a building permit shall be located outside of all public utility easements or other restrictive easements. Unless placed on the ground on movable skids, accessory buildings and structures which do not require a building permit may not encroach onto any public utility or other easement.
5. The total square footage of all accessory buildings shall not occupy more than twenty five percent (25%) of the rear yard.
6. All Accessory buildings, regardless of size or permanence, shall not be built within the minimum front yard setback area of the principal building.
7. Except in agricultural zones, no accessory building or use shall be constructed or developed on a lot prior to construction of the principal building.

C. Size Restrictions: In order to preserve the residential character, the following shall serve as size restrictions on accessory buildings located in residential zones in Nibley City. Height restrictions are governed by NCC 19.22.

Lot Size	Maximum Square Footage
0 - 14,000 square feet	1,000
0.33 - 0.49 acre	1,200
0.5 - 0.74 acre	1,500
0.75 - 0.99 acre	3,000
1.0 - 1.99 acre	5,000
2.0 acres and above	No Limit

D. Use Regulations: The following uses are prohibited in accessory buildings:

1. Living space, except for permitted Accessory Dwelling Units governed by Section 19.24.250.
2. Hazardous chemical storage.

E. Supplemental Regulations:

1. Carports: Detached or attached carports shall be located in either the side or rear yard. An attached carport is considered part of the building it is attached to and must comply with all setbacks and other zoning regulations applicable to the property that apply to the building the carport is attached to. Detached carports must comply with all setbacks and other zoning regulations for accessory buildings of the zoning district of the property.
2. Accessory Structures: All accessory structures that require a building permit are required to comply with the location criteria and setback regulations as identified for accessory buildings.

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## Agenda Item #11

<b>Description</b>	<b>Discussion and Consideration:</b> Acceptance of a Contractor with Consolidated Paving and Concrete for the Nibley Chip and Seal FY 26-27 Road Maintenance Project including a Change Order for Additional Treatment on 3200 South to SR-165.
<b>Presenter</b>	Chet Olsen, Streets Manager
<b>Staff Recommendation</b>	Accept the contract with Consolidated Paving and Concrete for the Nibley Chip and Seal FY 26-27 Road Maintenance Project including a Change Order for Additional Treatment on 3200 South to SR-165.
<b>Reviewed By</b>	Tom Dickinson, City Engineer Steve Eliason, Public Works Director Chet Olsen, Streets Manager

### Background:

Each year the City budgets for pavement maintenance. In past years, different roads and treatments were determined by staff, but more recently, the City has employed the use of an asset management tool, Informed Streets. Informed Streets builds a maintenance plan that extends up to 20-years and recommends which roads are in need of treatment and determines the treatment method based on the condition and age of the road. This year's recommended treatment includes Chip and Sealing the new 1200 West corridor from 2200 South to the south city boundary (approximately 3600 South), and 3200 South from 500 West to the western boundary of the City (approximately 1800 West), and 2600 South from 1200 West to Highway 89/91.

Staff advertised a request for competitive bids from contractors to apply Chip and Seal treatment. The request included a strict timeline of construction that avoids impact on students and the school year. Construction activities cannot begin prior to June 2 (after Heritage Days) and work must be completed by August 28, 2028.

Four bids were received. The lowest bid was from CPCO, LLC dba Consolidated Paving and Concrete for **\$497,759.71**.

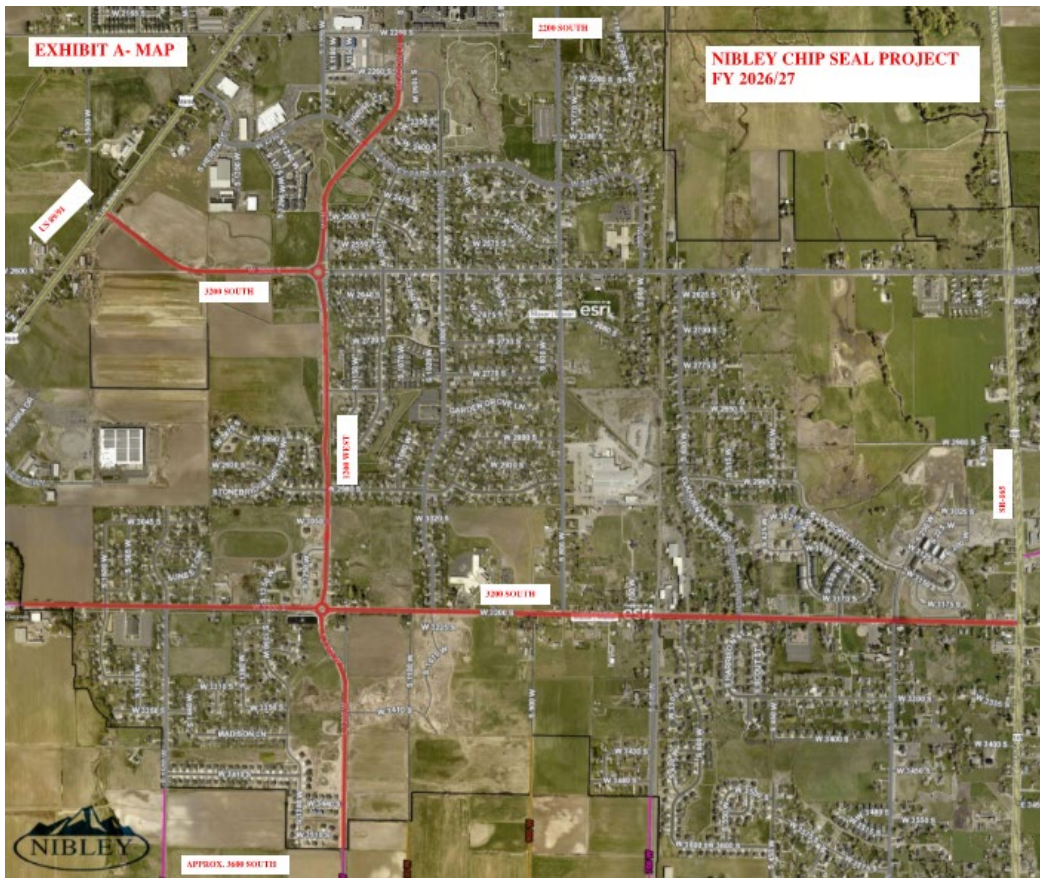
After bids were received, staff contacted the lowest bidder and requested pricing to complete additional treatment on 3200 South from 500 West to SR-165. Consolidated Paving has submitted a potential Change Order for **\$ 87,524.62** for the additional work.

The total of the base bid with the Change Order would be **\$585,284.33**

Nibley City- Bid Tabulation  
 Nibley Chip Seal FY 2026-27  
 Bid Opening April 16, 2026, 2:00 p.m.

Company Name	Qualifications	Schedule of Completion	Bid Bond	Addenda	Bid Total
CONSOLIDATED PAVING AND CONCRETE	yes	yes	yes	NA	\$ 497,759.71
HOLBROOK ASPHALT CO.	yes	yes	yes	NA	\$ 530,917.13
INTERMOUNTAIN SLURRY SEAL	yes	yes	yes	NA	\$ 676,368.00
STAKER PARSON	yes	yes	yes	NA	\$ 559,744.00

Acceptance of Contract for construction is subject to approval by the City Council at the regularly scheduled meeting on May 7, 2026



**Recommendation:**

Recommend acceptance of a Contract with Consolidated Paving and Concrete for completion of the Nibley Chip and Seal project FY 2026-27 including the additional work on 3200 South in for a total amount of **\$585,284.33-** for base bid plus Change Order for additional work.

# Nibley City- Bid Tabulation

Nibley Chip Seal FY 2026-27

Bid Opening April 16, 2026, 2:00 p.m.

Company Name	Qualifications	Schedule of Completion	Bid Bond	Addenda	Bid Total
CONSOLIDATED PAVING AND CONCRETE	yes	yes	yes	NA	\$ 497,759.71
HOLBROOK ASPHALT CO.	yes	yes	yes	NA	\$ 530,917.13
INTERMOUNTAIN SLURRY SEAL	yes	yes	yes	NA	\$ 676,368.00
STAKER PARSON	yes	yes	yes	NA	\$ 559,744.00

Acceptance of Contract for construction is subject to approval by the City Council at the regularly scheduled meeting on May 7, 2026

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## Agenda Item #12

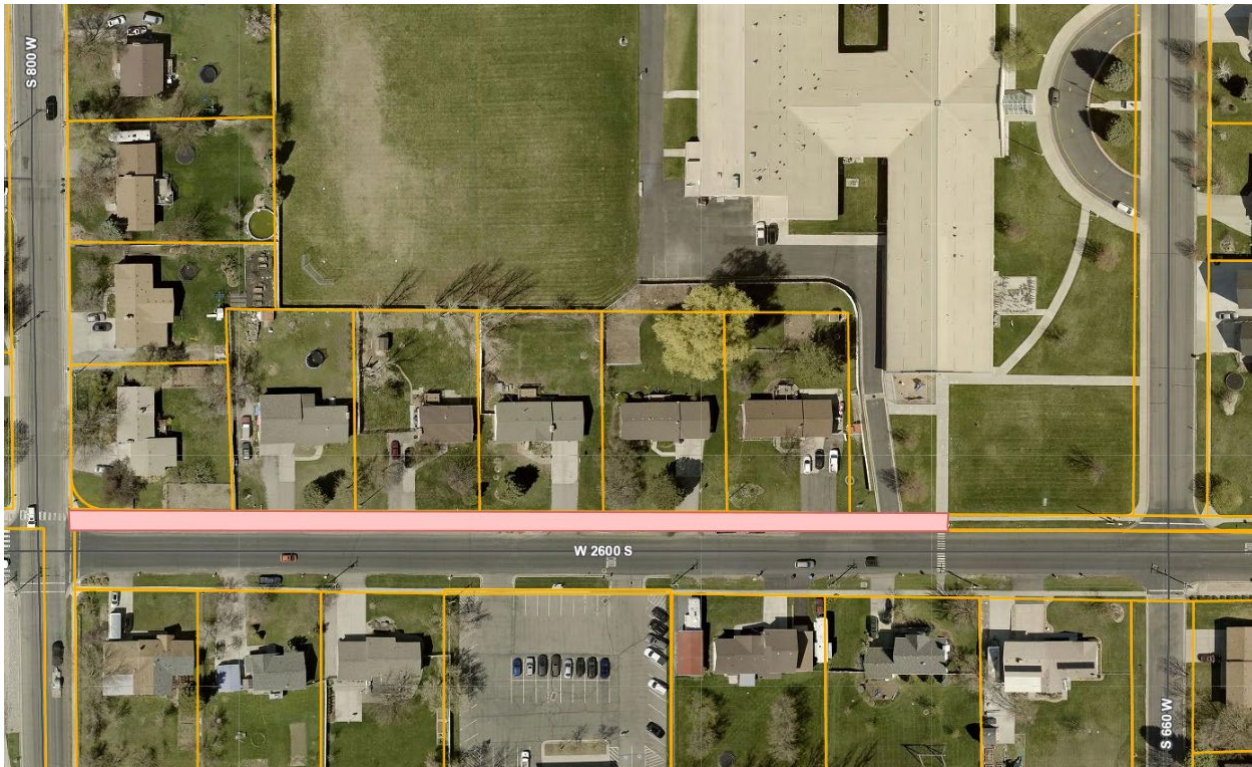
<b>Description</b>	<b>Discussion and Consideration:</b> Acceptance of a Contract with LeGrand Johnson Construction for the Construction of the 2600 South Sidewalks from 800 West to Nibley Elementary School project.
<b>Presenter</b>	Tom Dickinson, City Engineer
<b>Staff Recommendation</b>	Accept Contract
<b>Reviewed By</b>	Tom Dickinson, City Engineer Steve Eliason, Public Works Director Chet Olsen, Streets/Stormwater Manager

### Background:

When Nibley Elementary School dismisses each day, a significant number of students travel simultaneously along 2600 South by foot and bicycle. The existing sidewalk is narrow and insufficient to safely accommodate this volume of pedestrian and bicycle traffic, resulting in some users being forced into the park strip and roadway. City staff coordinated with the school principal to evaluate potential mitigation strategies along the corridor from the school to 800 West. Funding has been allocated in Nibley's FY 2025–2026 budget to support the design and construction of improvements intended to enhance sidewalk capacity and overall usability. Due to property line constraints, the sidewalk will vary between 9 and 10 feet wide.

Staff worked with Alliance Consulting Engineers, Inc. in the design of a drainage system, curb and gutter, and wider sidewalk. Over several weeks, the plans were completed, and staff advertised a request for competitive bids to construct the project. The request included a strict timeline of construction that avoids impact on students and the school year. Construction activities cannot begin prior to June 1 and work must be completed by August 15.

Seven bids were received; one bid was not read due to missing information. The lowest bid was LeGrand Johnson Construction for **\$176,782.01**. LeGrand Johnson Construction Company is an established company with vast experience constructing municipal and development projects. Their proposed schedule ensures the project will be completed prior to the new school year in fall.



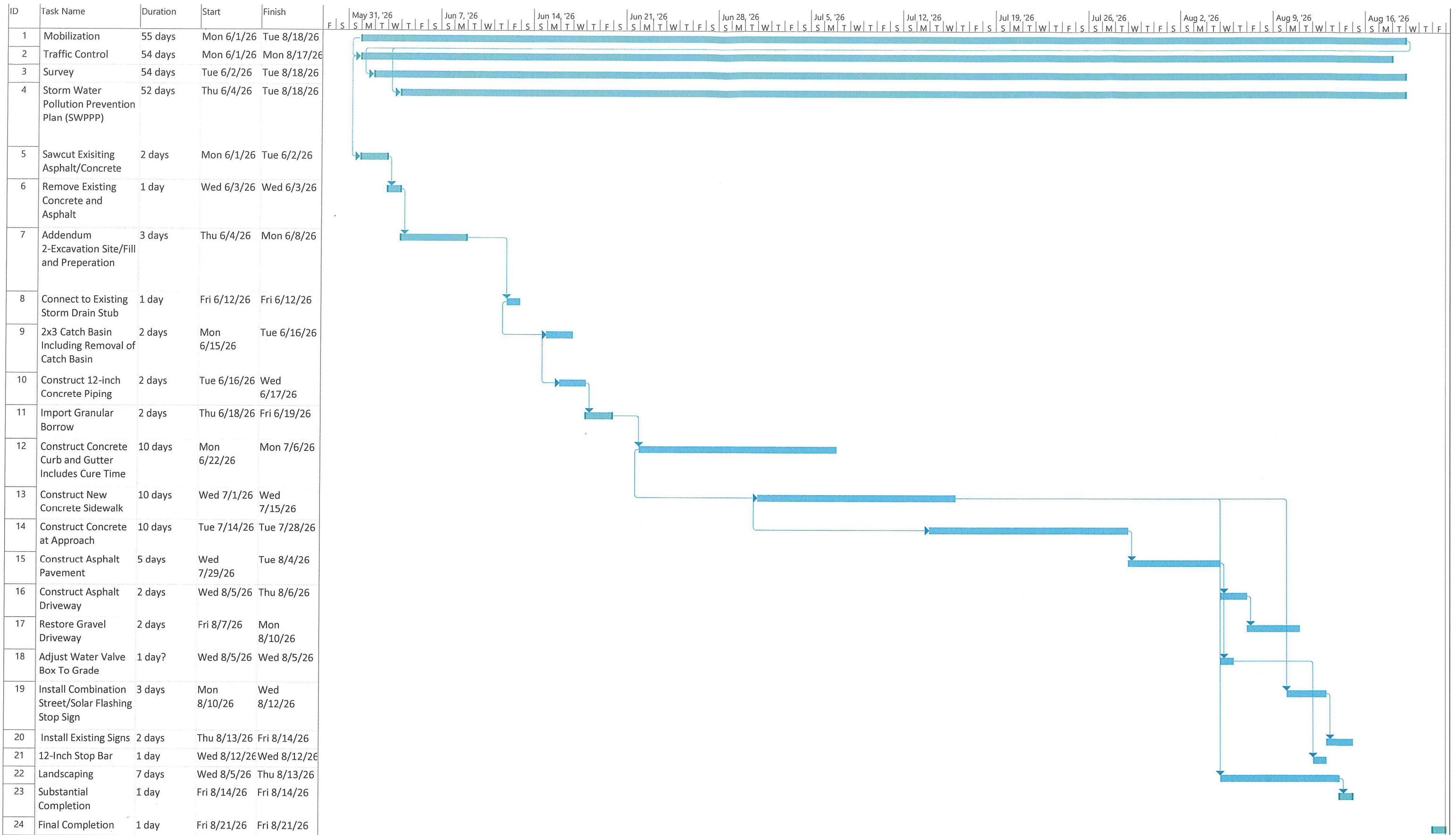
**Nibley City- Bid Tabulation**  
**2600 S SIDEWALKS FROM 800 W TO NIBLEY ELEMENTARY**  
**Bid Opening APRIL 23, 2026 @ 2:00 pm**

Company Name	Qualifications	Schedule of Completion	Bid Bond	Addenda 1 & 2	Bid Total
ACME CONSTRUCITON INC	YES	YES	YES	YES	369,171.00
DWA CONSTRUCTION INC	YES	YES	YES	YES	299,949.95
LEGRAND JOHNSON	YES	YES	YES	YES	176,782.01
NEXT CONSTRUCTION				NO	Did not read
NON-TYPICAL EXCAVATION	YES	YES	YES	YES	205,891.54
STAKER PARSON COMPANIES	YES	YES	YES	YES	196,589.00
SUNCORE CONSTRUCTIONAND MATERIALS	YES	YES	YES	YES	245,846.00

Acceptance of Contract for construction is subject to approval by the City Council at the regularly scheduled meeting on MAY 7, 2026

**Recommendation:**

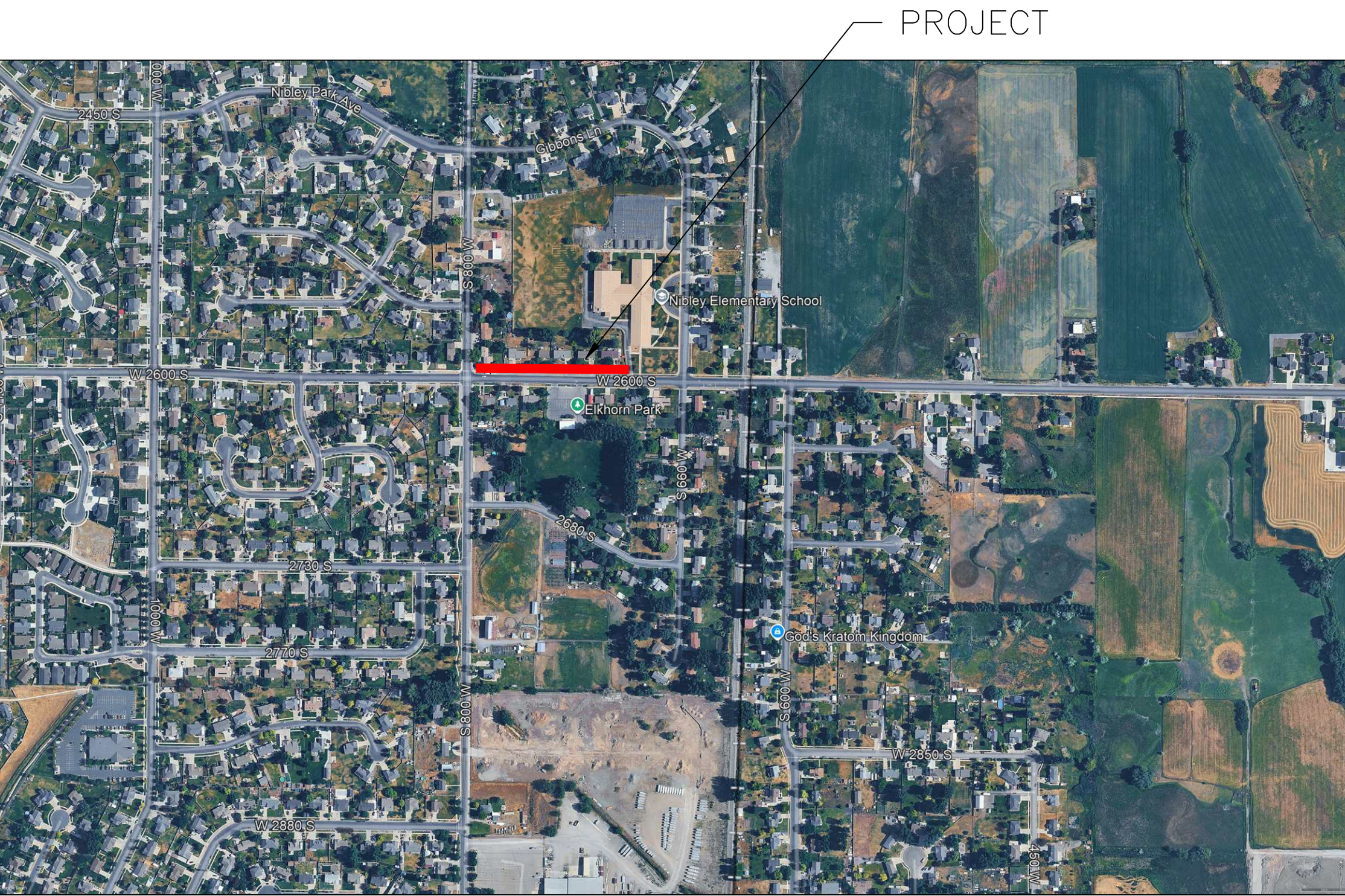
Council award a contract to LeGrand Johsons Construction for the construction of the 2600 South Sidewalks from 800 West to Nibley Elementary project.



Project: 2600_South_Sidewalks	Task	Summary	Inactive Milestone	Duration-only	Start-only	External Milestone	Manual Progress
Date: Thu 4/23/26	Split	Project Summary	Inactive Summary	Manual Summary Rollup	Finish-only	Deadline	
	Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Progress	

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2600 SOUTH SIDEWALKS FROM  
800 WEST TO NIBLEY ELEMENTARY  
PART OF THE SW1/4 OF SECTION 16, T 11 NORTH, R 1 EAST,  
800 WEST TO 700 WEST, 2600 SOUTH  
NIBLEY, UTAH  
SALT LAKE BASE AND MERIDIAN  
INDEX SHEET



VICINITY MAP

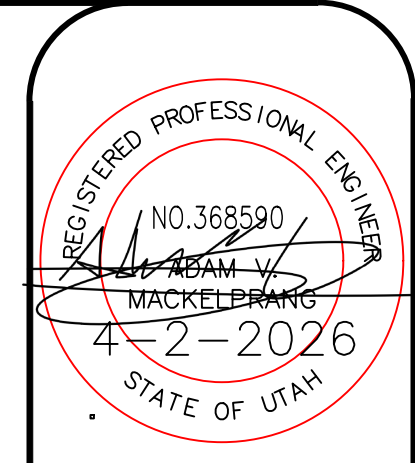
SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
1	INDEX SHEET
2	EXIST/DEMO PLAN
3	SITE PLAN
4	DRAINAGE/GRADING PLAN

**OWNER/DEVELOPER:**  
**NIBLEY CITY**  
**455 WEST 3200 SOUTH**  
**NIBLEY, UTAH 84321**  
**(435) 752-0431**

**CIVIL ENGINEER**  
**ALLIANCE CONSULTING**  
**ENGINEERS, INC.**  
**150 EAST 200 NORTH SUITE P**  
**LOGAN, UTAH 84321**  
**435-755-5121**

**CITY ENGINEER**  
**TOM DICKINSON, PE**  
**NIBLEY CITY ENGINEER**  
**(435)752-0431**

- GENERAL NOTES (APPLICABLE TO ALL CIVIL SHEETS):
1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, NIBLEY CITY STANDARDS, APWA STANDARD SPECIFICATIONS AND STANDARD DRAWINGS, MOST CURRENT MUTCD, STATE OF UTAH AND ANY OTHER APPLICABLE STANDARDS ISSUED BY THE CONTROLLING AGENCY.
  2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION. ANY DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER.
  3. CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY AREAS AND/OR MATERIALS DAMAGED DURING CONSTRUCTION.
  4. CONTRACTOR SHALL MAINTAIN ALL ADJACENT PROPERTY (PUBLIC & PRIVATE) FROM ALL CONSTRUCTION DEBRIS.
  5. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITION FROM ALL NEW CONSTRUCTION TO EXISTING CONDITIONS.
  6. CONTRACTOR SHALL PROVIDE ALL NECESSARY AUTOMOBILE AND PEDESTRIAN TRAFFIC CONTROL DEVICES REQUIRED BY LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES.
  7. CONTRACTOR SHALL REPLACE SURVEY MONUMENTS DAMAGED DURING CONSTRUCTION. SURVEY MONUMENTS TO BE REPLACED BY A REGISTERED, LICENSED LAND SURVEYOR.
  8. CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, INCLUDING FIBER OPTIC. ANY DAMAGES TO EXISTING UTILITIES WILL BE REPAIRED AT CONTRACTORS EXPENSE.
  9. CONTRACTOR IS REQUIRED TO HAVE A SET OF PLANS ON THE SITE AT ALL TIMES. ANY WORK COMPLETED WITHOUT A SET PRESENT IS DONE SO AT THE CONTRACTORS RISK AND EXPENSE IF ERRORS OCCUR.
  10. CONTRACTOR IS RESPONSIBLE FOR PROVIDING WATER NECESSARY FOR DUST ABATEMENT, COMPACTION, ETC.
  11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SOURCES FOR GRANULAR MATERIALS, WATER, WASTE SITES, AND ANY OTHER MATERIALS SOURCES AS REQUIRED FOR PROJECT COMPLETION.
  12. ON SLOPING AREAS THE CONTRACTOR SHALL TAKE PRECAUTIONS TO MITIGATE ANY POSSIBLE EROSION PROBLEMS IN THE TRENCHES DUE TO STORM WATER THAT MIGHT OCCUR DURING OR AFTER CONSTRUCTION AS DIRECTED OR APPROVED BY ENGINEER.
  13. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONS NECESSARY TO INSURE THAT NO STORM WATER/SEDIMENT AND/OR CONSTRUCTION DEBRIS ARE RELEASED FROM THE SITE. ANY RELEASES SHALL BE CLEANED AND MITIGATED AT THE CONTRACTOR'S EXPENSE.
  14. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACCESS AND RELATED TRAFFIC CONTROL WITH THE COUNTY, CITY, AND STATE ROADWAY DEPARTMENTS. THE ENGINEER SHALL REVIEW ALL TRAFFIC CONTROL PLANS.
  15. ALL WORK SHALL BE VERIFIED BY AN INDEPENDENT SOILS TESTING MATERIALS TECHNICIAN ACCEPTABLE TO THE CITY. THE MATERIALS TECHNICIAN SHALL PROVIDE CERTIFICATION OF EACH PHASE OF THE COMPLETED WOK TO THE CITY.
  16. TOPSOIL AND ORGANIC MATERIAL SHALL BE EXCAVATED FROM THE ROADWAY ALIGNMENT AREA TO A DEPTH AND WIDTH TO ACCOMMODATE THE PLACEMENT OF SUB BASE MATERIALS.
  17. UNDERLYING SOILS SHALL BE PROOF ROLLED WITH A VIBRATORY COMPACTOR ROLLER. ADEQUATE ROLLING AND COMPACTION OF SOFT AREAS SHALL BE VERIFIED BY OBSERVATION BY THE MATERIALS TECHNICIAN



JOB NO.	
DATE	DRAWING
SCALE	DRAWN BY

PROJECT: 2600 SOUTH SIDEWALKS FROM  
800 WEST TO NIBLEY ELEMENTARY  
PART OF THE SW1/4 OF SECTION 16, T 11 NORTH, R 1 EAST,  
800 WEST TO 700 WEST, 2600 SOUTH, NIBLEY, UTAH  
SALT LAKE BASE AND MERIDIAN  
INDEX SHEET

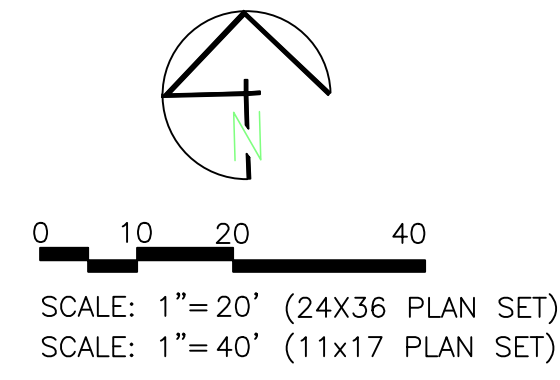
ALLIANCE CONSULTING  
ENGINEERS, INC.  
150 EAST 200 NORTH SUITE P  
LOGAN, UTAH 84321  
(435) 755-5121

SHEET  
**1**  
OF  
4 sheets

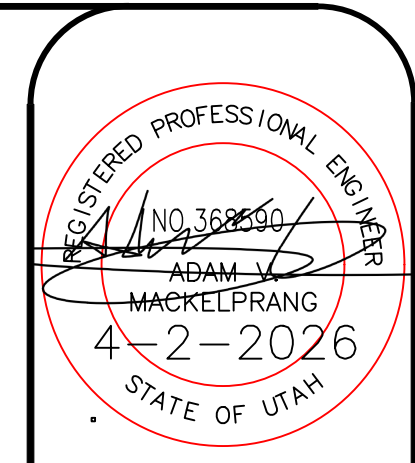
Release for Construction  
Addendum #1  
April 24, 2026

CITY ENGINEER APPROVAL  
I CERTIFY THAT I HAVE EXAMINED THESE IMPROVEMENT DRAWINGS AND  
FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION  
ON FILE IN THIS OFFICE.  
*[Signature]*  
CITY ENGINEER  
DATE: April 2, 2026

# 2600 SOUTH SIDEWALKS FROM 800 WEST TO NIBLEY ELEMENTARY EXIST/DEMO PLAN



LEGEND	
	EXISTING RIGHT-OF-WAY
	EXISTING FENCE
	EXISTING CENTERLINE
	EXISTING OVERHEAD POWER
	EXISTING WATER LINE-SIZE AS SHOWN
	EXISTING STORM LINE AS NOTED
	EXISTING MNR CONTOUR (0.5')
	EXISTING MJR CONTOUR (2.5')
	EXISTING CONCRETE
	EXISTING GRAVEL DRIVEWAY
	EXISTING ASPHALT

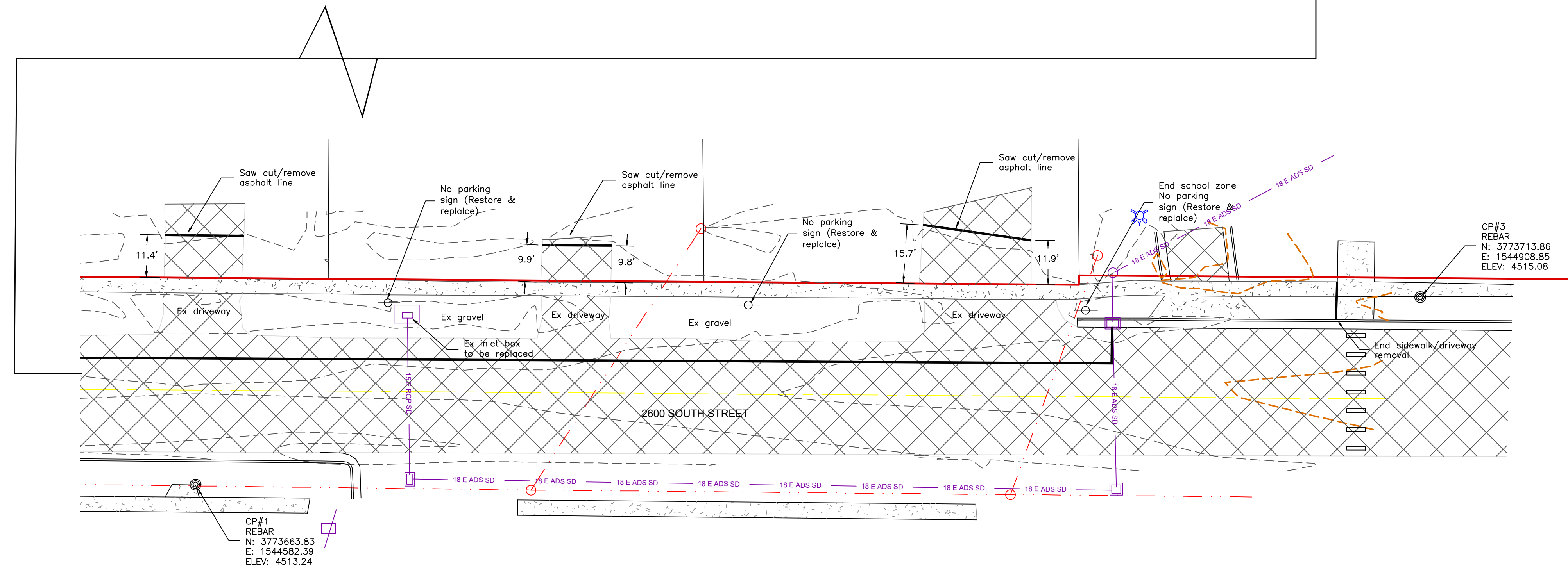
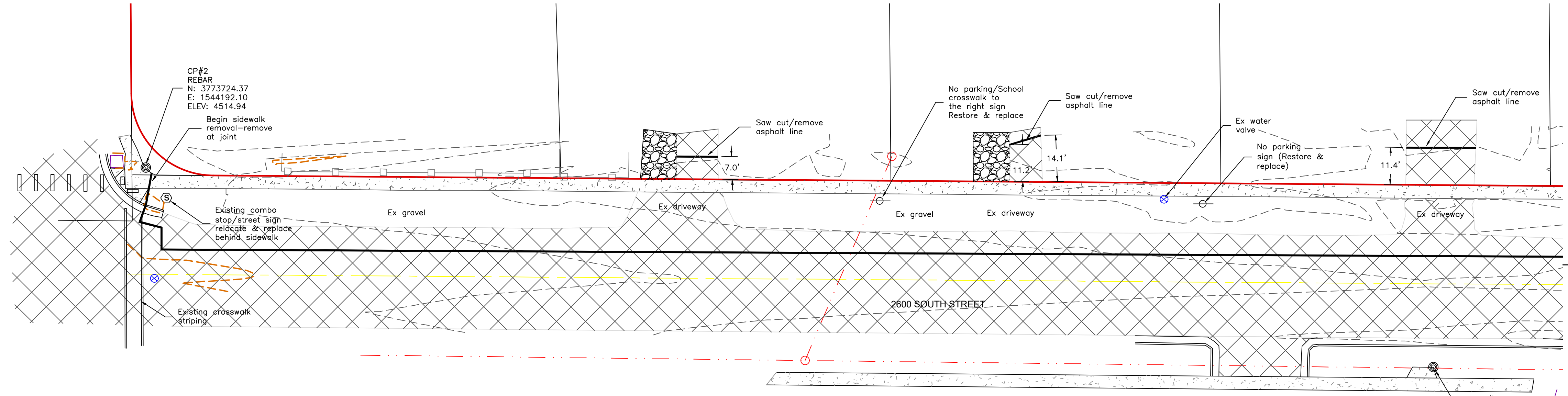


JOB NO.	
DATE	
SCALE	
DRAWING	
DRAWN BY	

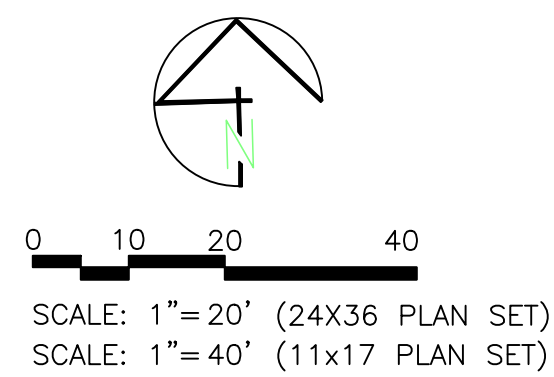
PROJECT: 2600 SOUTH SIDEWALKS FROM  
800 WEST TO NIBLEY ELEMENTARY  
PART OF THE SW1/4 OF SECTION 16, T 11 NORTH, R 1 EAST,  
800 WEST TO 700 WEST, 2600 SOUTH, NIBLEY, UTAH  
SALT LAKE BASE AND MERIDIAN  
EXIST/DEMO PLAN

ALLIANCE CONSULTING  
ENGINEERS, INC.  
150 EAST 200 NORTH SUITE P  
LOGAN, UTAH 84321  
(435) 755-5121

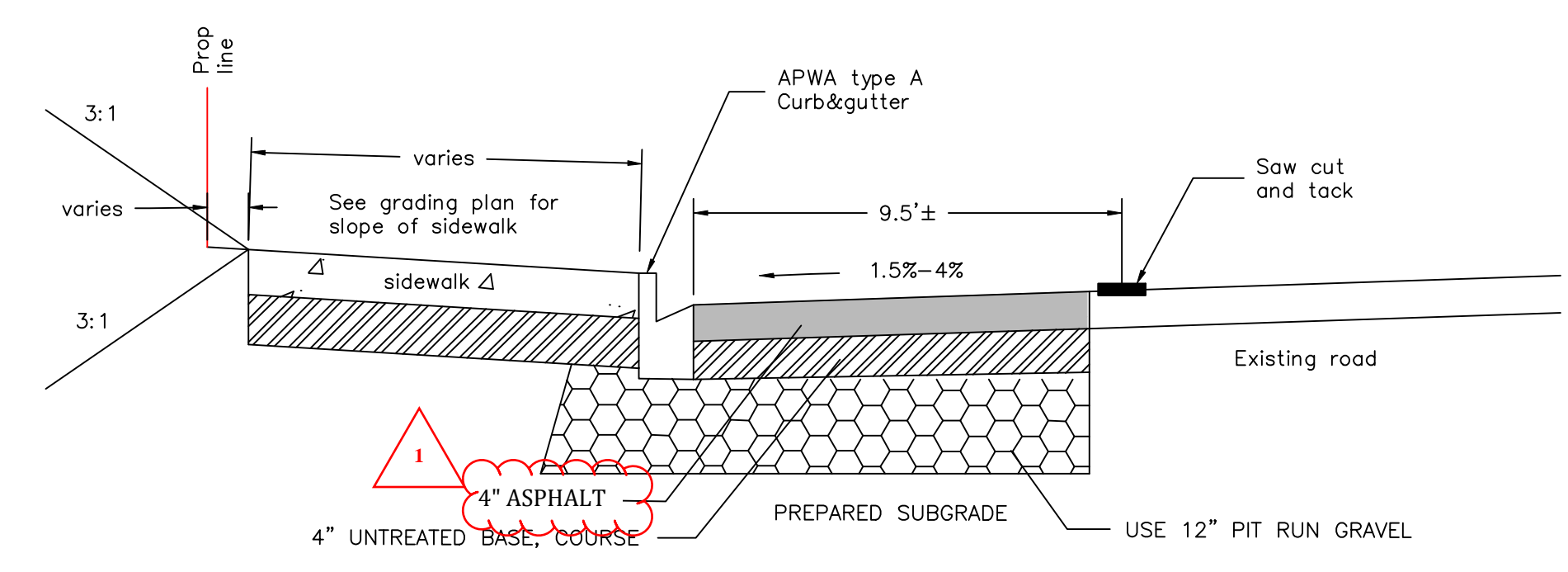
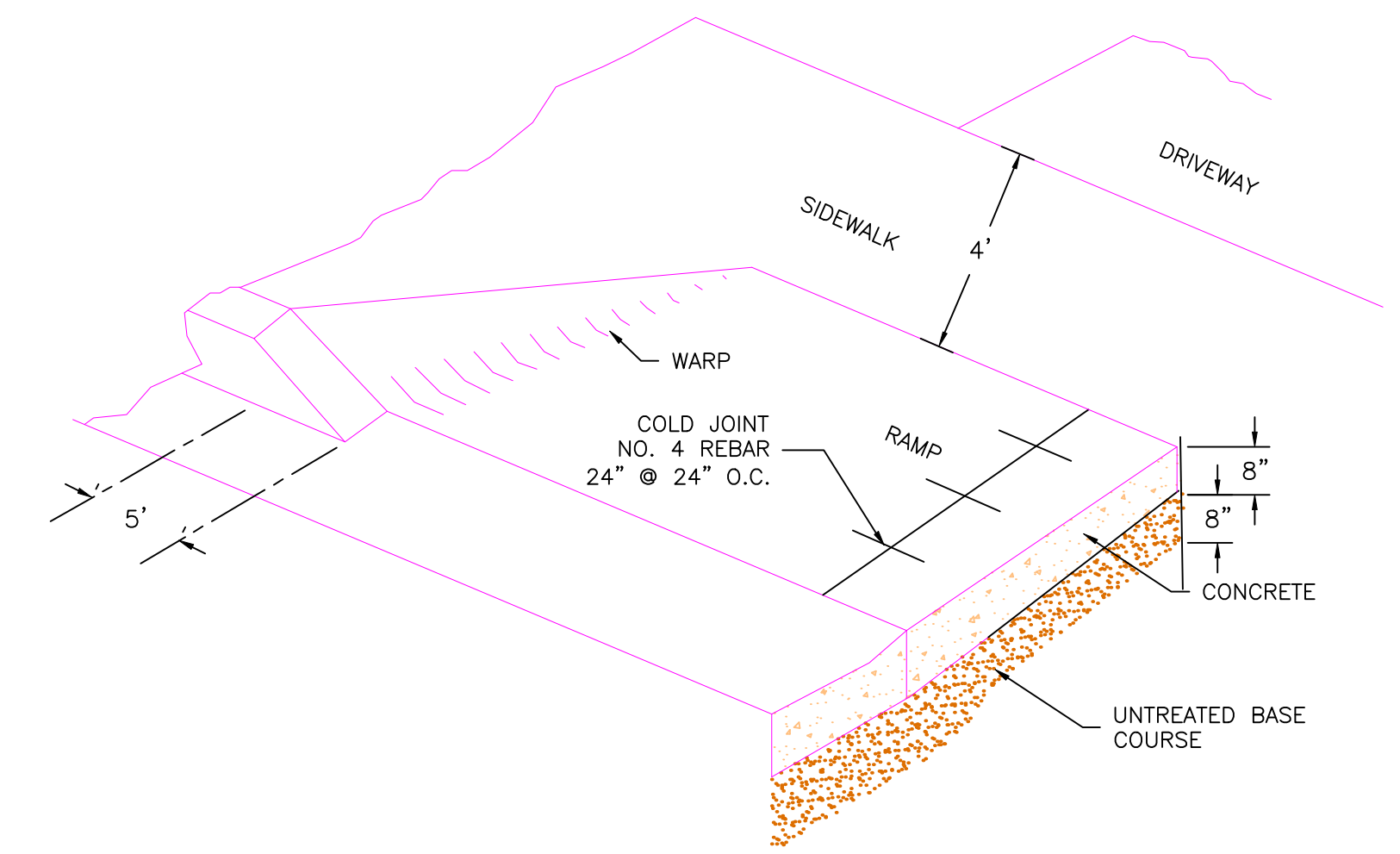
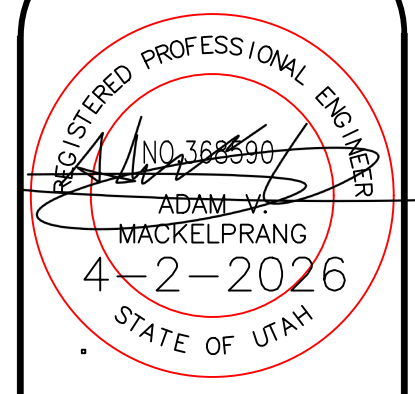
SHEET  
**2**  
OF  
4 sheets



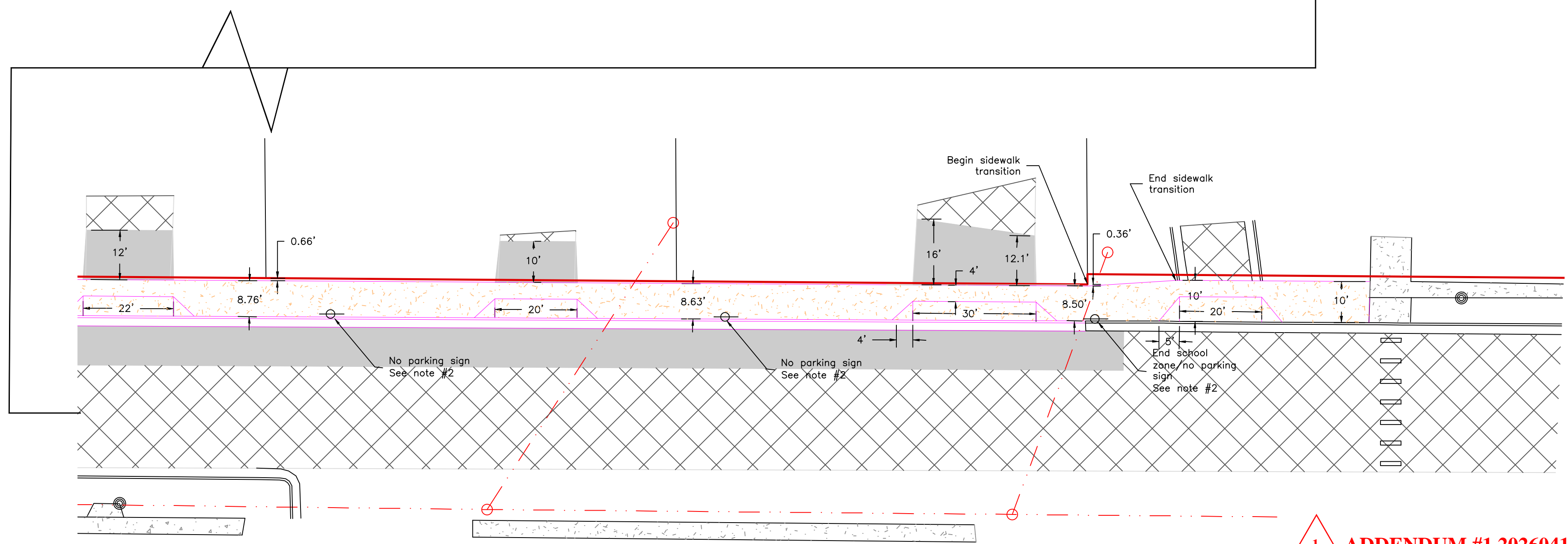
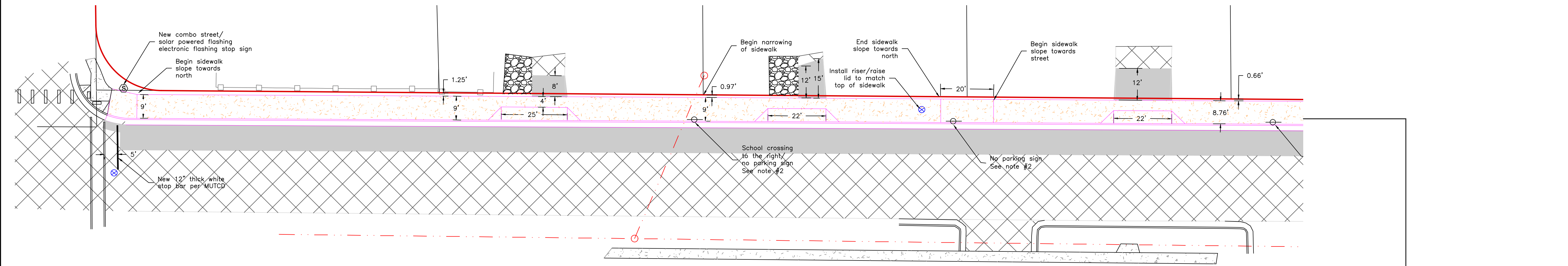
# 2600 SOUTH SIDEWALKS FROM 800 WEST TO NIBLEY ELEMENTARY SITE PLAN



LEGEND	
	EXISTING RIGHT-OF-WAY
	EXISTING FENCE
	EXISTING OVERHEAD POWER
	EXISTING CONCRETE
	NEW CONCRETE
	EXISTING GRAVEL DRIVEWAY
	EXISTING ASPHALT
	NEW ASPHALT



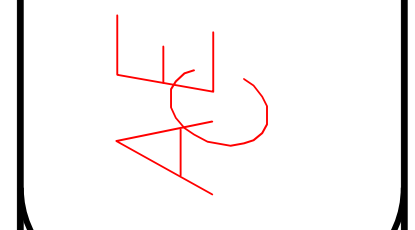
NOTES:  
1-All signage and striping to most current version of MUTCD  
2-Signs to be anchored to new concrete immediately behind the back of the curb.



JOB NO.	
DATE	DRAWING
SCALE	DRAWN BY

**PROJECT**  
 2600 SOUTH SIDEWALKS FROM  
 800 WEST TO NIBLEY ELEMENTARY  
 PART OF THE SW 1/4 OF SECTION 16, T 11 NORTH, R 1 EAST,  
 800 WEST TO 700 WEST, 2600 SOUTH, NIBLEY, UTAH  
 SALT LAKE BASE AND MERIDIAN  
**SITE PLAN**

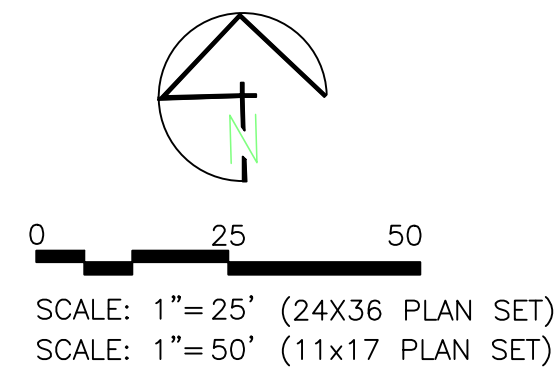
**ALLIANCE CONSULTING ENGINEERS, INC.**  
 150 EAST 200 NORTH SUITE P  
 LOGAN, UTAH 84321  
 (435) 755-5121



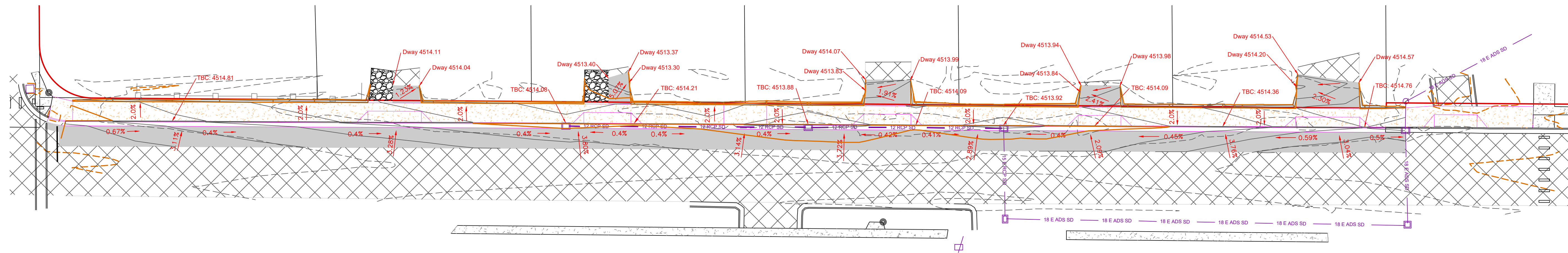
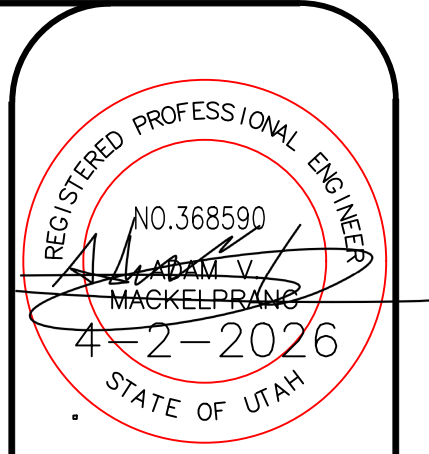
**SHEET**  
**3**  
 OF  
 4 sheets

**1 ADDENDUM #1 20260416**

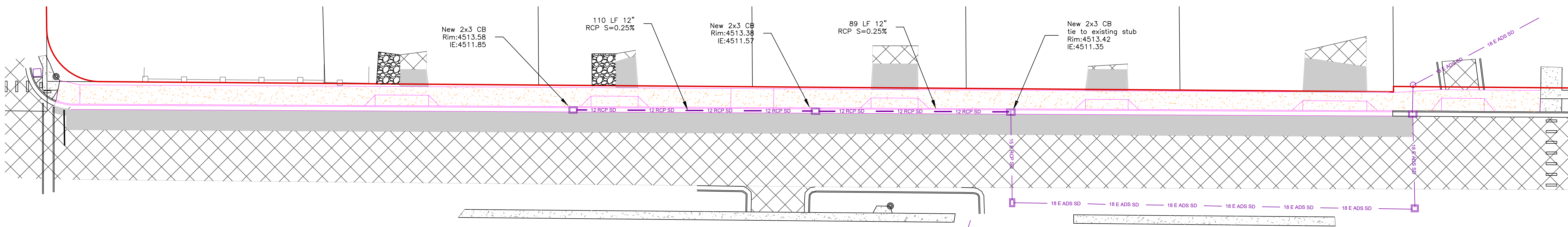
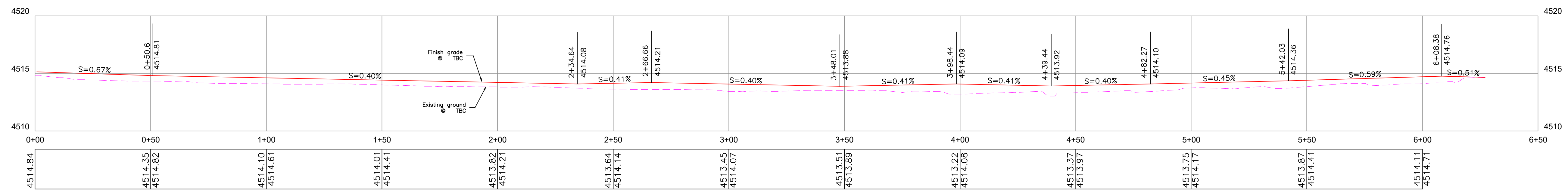
# 2600 SOUTH SIDEWALKS FROM 800 WEST TO NIBLEY ELEMENTARY GRADING/DRAINAGE PLAN



LEGEND	
	EXISTING RIGHT-OF-WAY
	EXISTING FENCE
	EXISTING OVERHEAD POWER
	EXISTING CONCRETE
	NEW CONCRETE
	EXISTING GRAVEL DRIVEWAY
	EXISTING ASPHALT
	NEW ASPHALT



**PROPOSED GRADING**

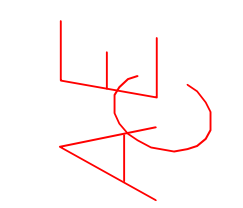


**PROPOSED DRAINAGE**

JOB NO.	DATE	DRAWING
SCALE	DRAWN BY	

PROJECT  
**2600 SOUTH SIDEWALKS FROM  
800 WEST TO NIBLEY ELEMENTARY**  
PART OF THE SW1/4 OF SECTION 16, T 11 NORTH, R 1 EAST,  
800 WEST TO 700 WEST, 2600 SOUTH, NIBLEY, UTAH  
SALT LAKE BASE AND MERIDIAN  
**GRADING/DRAINAGE PLAN**

ALLIANCE CONSULTING  
ENGINEERS, INC.  
150 EAST 200 NORTH, SUITE P  
LOGAN, UTAH 84321  
(435) 755-5121



# PROPOSAL

Bids will be received at Nibley City, City Hall located at 425 West 3200 South, Nibley, Utah.

Dear Sir:

The undersigned, after having personally and carefully examined the Plans, Specifications and location which are a part hereof, proposes and agrees to furnish all materials, labor, equipment, and transportation necessary to install ready for service and to the satisfaction of the City Engineer for Nibley City, in accordance with the Plans and Specifications which are a part hereof, all items included in the **2600 South Sidewalks From 800 West to Nibley Elementary School** in consideration of the unit prices totaling to the lump sum of \$ 176,782.01 and further agree to complete the work within the time specified in the SCHEDULE FOR CONTRACT COMPLETION after being notified by the City Engineer to commence the work. Contractor further agrees to pay as liquidated damages, the sum of \$1500 for each consecutive day after Final Completion dates noted in SCHEDULE FOR CONTRACT COMPLETION.

It is understood that the quantities stated are approximate only and are for the purpose of comparing Bids and fixing the amount of Bonds, and the payments will only be made on the basis of unit prices of the actual quantities, as determined by the Owner's Engineer in the completed work. It is further understood that the quantities will be increased or decreased as necessary to maximize the benefit of the existing budgets.

It is hereby agreed that Nibley City has the right to reject this proposal or to award the work to the undersigned at the sum stipulated, if action is taken within thirty (30) days after opening of Bids.

The Contractor hereby acknowledges receipt of the following Addenda: ADDENDUM 1,  
ADDENDUM 2

4/23/2026  
Date

KELGORE DBA/LEBRAND JOHANSON  
Contractor

Ryan Johanson

**BID SCHEDULE- Addendum #2**

Item	Description	Unit	Quantity	Unit Price	Item Price
1	Mobilization	Lump Sum	1	\$6,903.82	\$6,903.82
2	Traffic Control	Lump Sum	1	\$3,000.00	\$3,000.00
3	Survey	Lump Sum	1	\$3700.00	\$3,700.00
4	Storm Water Pollution Prevention Plan (SWPPP)	Lump Sum	1	\$3,350.00	\$3,350.00
5	Sawcut Existing Asphalt/Concrete	Lineal Foot	747	\$3.50	\$2,614.50
6	Remove Existing Concrete and Asphalt	Square Foot	10120	\$0.21	\$2,125.20
7	Remove Existing Curb and Gutter	Lineal Foot	6	\$12.16	\$72.96
8	Remove and Install Existing Signs	Each	5	\$500.00	\$2,500.00
9	Remove Existing Storm Drain Box	Each	1	\$228.83	\$228.83
10	Connect to Existing Storm Drain Stub	Each	1	\$894.29	\$894.29
11	2x3 Catch Basin	Each	3	\$2,794.22	\$8,382.66
12	Construct 12-inch Concrete Piping	Lineal Foot	199	\$48.73	\$9,697.27
13	Construct Concrete Curb & Gutter	Lineal Foot	625	\$33.87	\$21,168.75
14	Construct New Concrete Sidewalk	Square Foot	4275	\$7.89	\$33,729.75
15	Construct Concrete at Approach	Square Foot	1395	\$12.12	\$16,907.40
16	Construct Asphalt Driveway	Square Foot	1200	\$5.50	\$6,600.00
17	Restore Gravel Driveway	Square Foot	275	\$1.84	\$506.00
18	Construct Asphalt Pavement	Square Foot	8550	\$4.59	\$39,244.50
19	Adjust Water Valve Box To Grade	Each	1	\$1,177.50	\$1,177.50
20	Install Combination Street/Solar Flashing Stop Sign	Each	1	\$4,950.00	\$4,950.00
21	12-Inch Stop Bar	Each	1	\$300.00	\$300.00
22	Landscaping	Square Feet	1400	\$3.05	\$4,270.00
23	Quality Control and Testing	Lump Sum	1	\$3,325.00	\$3,325.00
24	<b>ADDENDUM #2- Excavation Site/Fill and Preparation</b>	<b>Lump Sum</b>	<b>1</b>	<b>\$1,133.58</b>	<b>\$1,133.58</b>

**Total Bid Price - \$176,782.01**

## BID BOND

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, Kilgore Companies, LLC as Principal, and Western Surety Company as Surety, are hereby held and firmly bound unto as OWNER in the penal sum of Five Percent of Bid Amount (5% of Bid Amount) for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, successors, and assigns. Signed, this 17th day of April, 2026. The Condition of the above obligation is such that whereas the Principal has submitted to Nibley City a certain BID, attached hereto and hereby made a part hereof to enter into a contract in writing, for the

***2600 SOUTH SIDEWALKS  
FROM 800 WEST TO NIBLEY ELEMENTARY SCHOOL***

NOW, THEREFORE,

- (a) If the BID shall be rejected, or
- (b) If said BID shall be accepted and the Principal shall execute and deliver a contract in the Form of Contract attached hereto (properly completed in accordance with said BID) and shall furnish a BOND or bonds for his faithful performance of said contract, and for the payment of all persons performing labors and furnishing materials in connection therewith, and shall in all other respects perform the agreement created by the acceptance of said BID.

then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any and all claims hereunder shall, in no event, exceed the penal amount of this obligation as herein stated. The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety and its BOND shall be in no way impaired or affected by any extension of the time within which the OWNER may accept such BID; and said Surety does hereby wave notice of any such extension.

# Western Surety Company

## POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

**Christopher Michael Owens, John E Genet, Jeffrey McCart, Stephen R Adkins, LaToya Cotton Robinson, Individually**

of Duluth, GA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

### - In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the Authorizing By-Laws and Resolutions printed at the bottom of this page, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 25th day of February, 2026.



WESTERN SURETY COMPANY

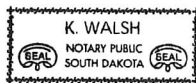
Larry Kasten, Vice President

State of South Dakota }  
County of Minnehaha } ss

On this 25th day of February, 2026, before me personally came Larry Kasten, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is a Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

December 4, 2031



K. Walsh, Notary Public

### CERTIFICATE

I, Paula Kolsrud, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Laws and Resolutions of the corporation printed below this certificate are still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 17th day of April, 2026



WESTERN SURETY COMPANY

Paula Kolsrud, Assistant Secretary

### Authorizing By-Laws and Resolutions

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

This Power of Attorney is signed by Larry Kasten, Vice President, who has been authorized pursuant to the above Bylaw to execute power of attorneys on behalf of Western Surety Company.

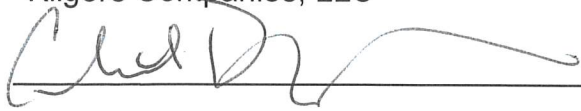
This Power of Attorney may be signed by digital signature and sealed by a digital or otherwise electronic-formatted corporate seal under and by the authority of the following Resolution adopted by the Board of Directors of the Company by unanimous written consent dated the 27th day of April, 2022:

“RESOLVED: That it is in the best interest of the Company to periodically ratify and confirm any corporate documents signed by digital signatures and to ratify and confirm the use of a digital or otherwise electronic-formatted corporate seal, each to be considered the act and deed of the Company.”

Go to [www.cnasurety.com](http://www.cnasurety.com) > Owner / Oblige Services > Validate Bond Coverage, if you want to verify bond authenticity.

IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals, and such of them as are corporations have caused their corporate seals to be hereto affixed and these presents to be signed by their proper officers, the day and year first set forth above.

Kilgore Companies, LLC

  
\_\_\_\_\_ (L.S.)  
Principal

Western Surety Company  
\_\_\_\_\_  
Surety

By:   
\_\_\_\_\_  
Jeffrey McCart - Attorney-In-Fact

IMPORTANT - Surety companies executing BONDS must appear on the Treasury Department's most current list (Circular 570 as amended) and be authorized to transact business in the state where the project is located.

2600 South Sidewalks from 800 West to Nibley Elementary

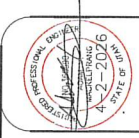
**Addendum 1**

**April 16, 2026**

**1. Construction Drawings Sheet #3**

- a. Remove and replace Sheet #3 of CDs.
- b. Modifies 2600 SOUTH CROSS-SECTION minimum thickness of asphalt to 4-inches to match Part 1 Section 1.3- SCHEDULE OF BID ITEMS #18- Measurement and Payment.

2600 SOUTH SIDEWALKS FROM  
800 WEST TO NIBLEY ELEMENTARY  
SITE PLAN



PROJECT	2600 SOUTH SIDEWALKS FROM 800 WEST TO NIBLEY ELEMENTARY
DATE	NOV 14, 2023
DRAWING BY	ALANCE CONSULTING
JOB NO.	2600S

SCALE: 1"=20' (24X36 PLAN SET)  
SCALE: 1"=40' (11X17 PLAN SET)

PROJECT: 2600 SOUTH SIDEWALKS FROM 800 WEST TO NIBLEY ELEMENTARY  
PART OF THE SW 1/4 OF SECTION 16, T 11 NORTH, R 1 EAST,  
800 WEST TO 700 WEST, 2600 SOUTH, NIBLEY, UTAH  
SALT LAKE BASIN AND MERIDIAN  
DRAWN BY: ALANCE CONSULTING  
SCALE: 1"=20' (24X36 PLAN SET)  
DATE: NOV 14, 2023

ALANCE CONSULTING  
ENGINEERS, INC.  
150 EAST 200 NORTH SUITE P  
LOGAN, UTAH 84321  
(435) 755-5121

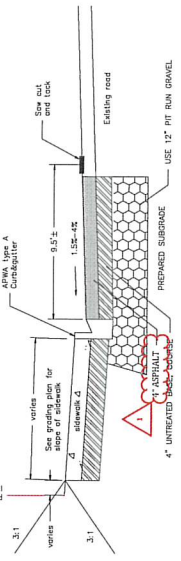
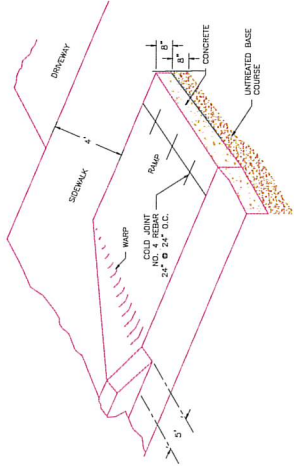
**LEGEND**

	EXISTING RIGHT-OF-WAY
	EXISTING OVERHEAD POWER
	EXISTING CONCRETE
	NEW CONCRETE
	EXISTING GRAVEL DRIVEWAY
	EXISTING ASPHALT
	NEW ASPHALT

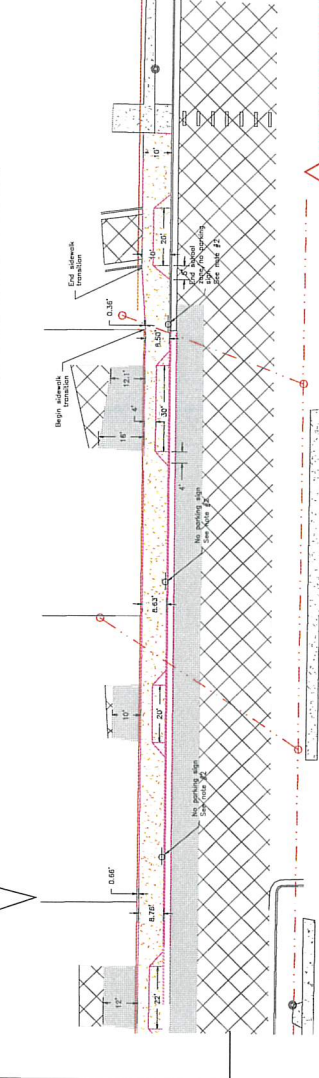
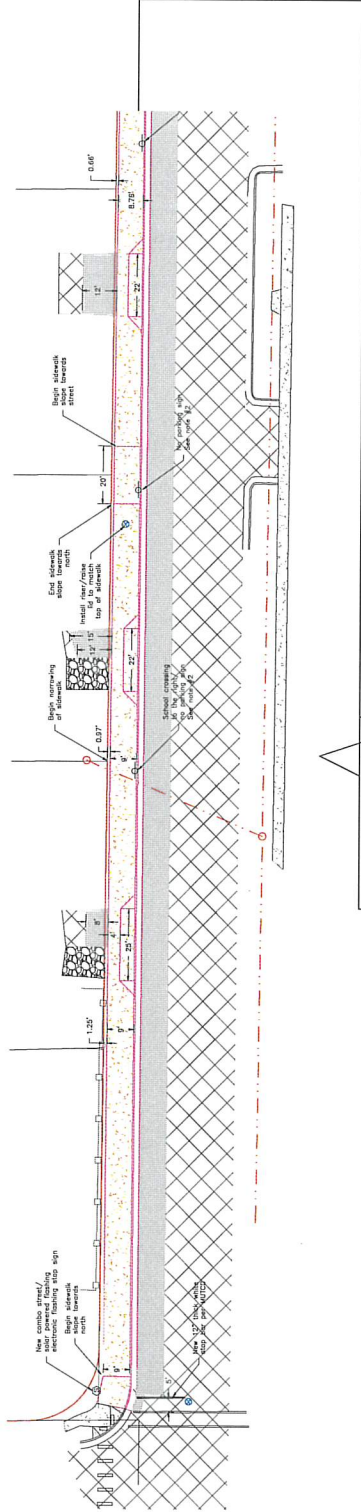
NOTES:  
1. All signage and utilities to meet current version of MUTCD  
2. Signs to be anchored to new concrete immediately behind  
the curb for the north



SCALE: 1"=20' (24X36 PLAN SET)  
SCALE: 1"=40' (11X17 PLAN SET)



2600 SOUTH CROSS-SECTION  
NOT TO SCALE



1 ADDENDUM #1 20260416

SHEET  
3  
4 sheets

**Addendum 2**

**April 20, 2026**

**Summary**

Adds Bid Item and Measurement and Payment for Excavation/Site Fill and Preparation

**1. Part 1 Section 1.3- SCHEDULE OF BID ITEMS- add #24 as follows:**

**24. ADDENDUM #2- EXCAVATION/SITE FILL AND PREPARATION**

- A. Measurement shall be lump sum complete.
- B. Bid price covers all labor, materials, tools, equipment, transportation, services, incidentals, and other items required to excavate, remove, transport, and dispose of excavated materials, organic materials, and preparation of the site for placement of construction elements including but not limited to asphalt, borrow, base, other fill material, retaining walls, drive approaches, concrete, curb/gutter, sidewalks, landscape, etc. to complete the project in accordance with approved Construction Drawings. Bid price includes cost of excavation, transport, and disposal of materials from the project to a location selected by Contractor.
- C. Excavation and site preparation for removal and/or installation of utilities is measured and paid as part of said utility.
- D. Contractor is responsible to excavate, remove, and dispose of all organic materials for a depth at least 6-inches and compaction of subgrades prior to placement of any fill or structural materials. No price adjustment will be made for thickness required to remove all organic materials.

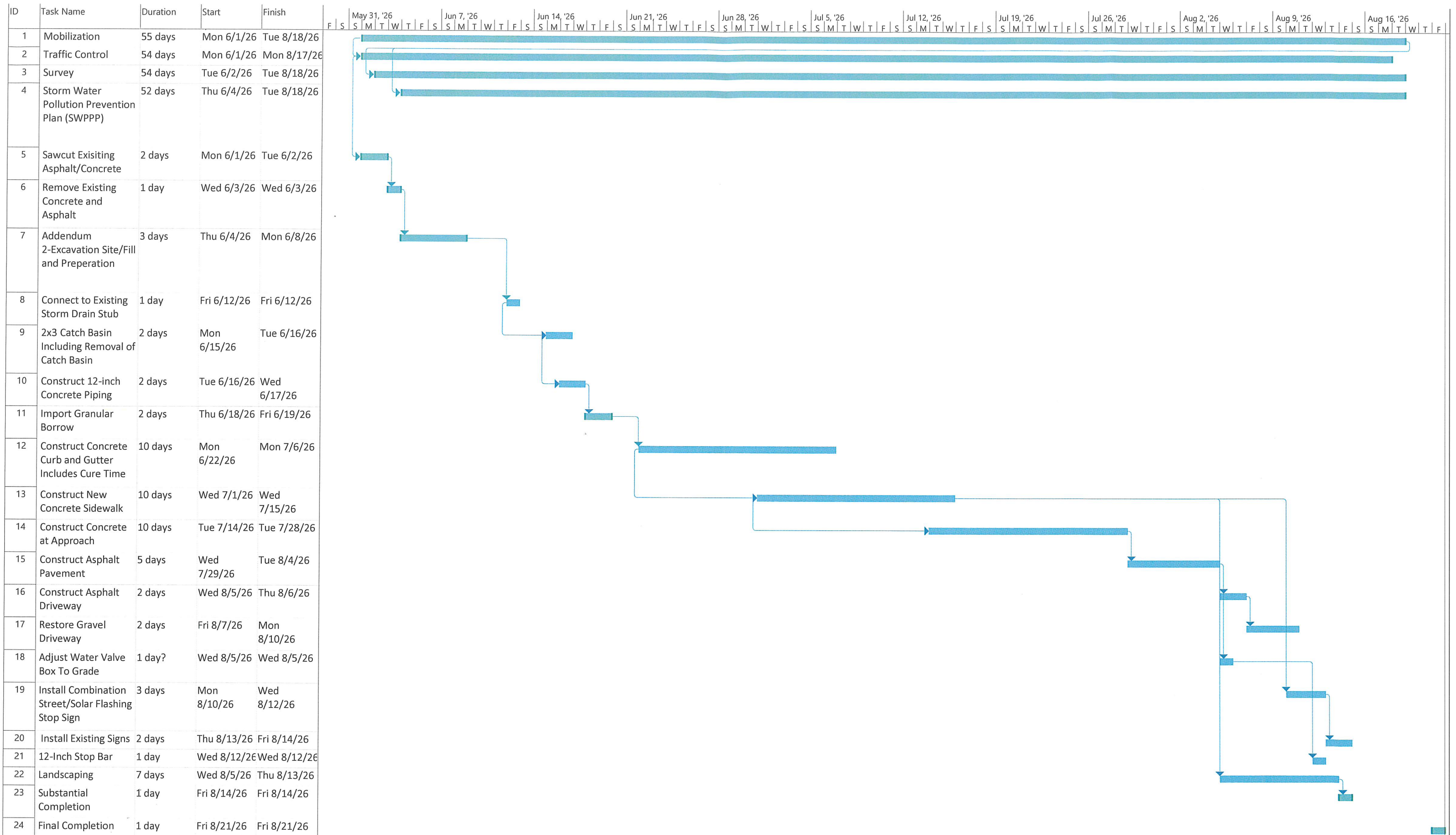
**BID SCHEDULE**

**Add Bid Item #24- EXCAVATION/SITE FILL AND PREPARATION**

## CONTRACTOR QUALIFICATION FORM

(List similar projects by the contractor over the past three (3) years)

Name/Date of Project	Dollar Amount of Project	Owner Reference (Name and Tele No.)	Involvement or Role in Project	Project with an Accelerated Schedule	Completion		Site Superintendent	Subcontractors performing major portions of work
					On Time	Within Budget		
Nibley LG0004, LG0012, and FL136 Project 2022	\$1,974,767.00	Flare Construction (Jeremy Richins - 801-244-8014)	Sub-Contractor	Yes	Yes	Yes	Mark Frank	N/A
Wellsville City Streets - 2022	\$75,017.35	City of Wellsville (Scott Wells 435-245-7958)	General	No	yes	yes	Ryan Leishman	N/A
100 West Corridor (City of Logan) 2022-2023	\$9,065,207.85	J-U-B Engineers (Paul Willardson 435-713-9514)	General	Yes	Yes	Yes	Val Swensen	Wadsworth Brothers, Rupp Trucking, Traffic Services, Storm Water Solutions
1800 N 600 W Road Reconstruction (City of Logan) 2022-2023	\$6,098,155.30	City of Logan (Tom Dickenson 435-716-9168)	General	Yes	Yes	Yes	Val Swensen	COP Construction, Rupp Trucking, Traffic Services, Cadillac Concrete
1400 North 600 West Work in UPRR ROW 2023	\$391,714.87	City of Logan (Darek Kimball 435-770-0914)	General	Yes	Yes	Yes	Val Swensen	Traffic Services, Cadillac Concrete
Chain Up area on US-91 in Sardine Canyon 2023	\$241,378.46	UDOT (Nate Nelson 435-245-6151)	General	Yes	yes	Yes	Val Swensen	Traffic Services, Cache Valley Electric
US-91, 3200 S, 2000 W Intersection Realignment 2023-2024	\$2,935,660.96	UDOT (Nate Nelson 435-245-6151)	General	Yes	yes	yes	Val Swensen	Traffic Services, Cadillac Concrete
200 West Street (Center to 200 South) & South Main Street 2023	\$250,930.90	Mendon City (Kirk Taylor 435-770-6138)	General	Yes	yes	yes	Ryan Leishman	Coughlin Company, Traffic Services
Wellsville City Streets - 2023	\$189,937.36	City of Wellsville (Scott Wells 435-245-7958)	General	No	yes	yes	Ryan Leishman	Traffic Services
Craner Field Paving Project 2024	\$366,026.58	City of Preston, ID (Tyrell Simpson 208-852-1817)	General	No	yes	yes	Val Swensen	N/A
Logan Library 2023-2024	\$878,355.00	Hogan & Associates	Sub-Contractor	Yes	yes	yes	Mark Frank	N/A
1000 North Improvements; 250 West to 50 East 2024-2025	\$9,501,047.53	City of Logan (Darek Kimball 435-770-0914)	General	Yes	Current	Current	Val Swensen	Rupp Trucking, Atac Builders, Traffic Services, Cache Valley Electric, Arrow Fence
Smithfield, 250 East Round-About 2024	\$1,205,135.28	Utah Department of Transportation	General	Yes	yes	yes	Ryan Leishman	Traffic Services, Romero Construction, Cache Valley Electric, Storm Water Solutions
Blackstone Headquarters 2024-2025	\$2,219,049.14	R & O Construction	Sub-Contractor	Yes	Yes	Yes	Ryan Leishman	N/A
Cache County Administration Building Storm Drain 2024	\$231,030.00	Cache County (Jesse Mott)	General	Yes	yes	yes	Quinn Thomas	Traffic Services
SR-30; SR-252 to US-91 2025	\$1,446,326.89	Utah Department of Transportation	General	Yes	yes	yes	Quinn Thomas	Traffic Services, Triple J Concrete, Centerline Development, Coldwater Group, Interstate Companies
US-89; Beaver Creek to Rich County 2025	\$2,127,974.65	Utah Department of Transportation	General	Yes	yes	yes	Tony Timothy	Traffic Services, Coldwater Group, Rowser Construction, Interstate Companies
UDOT SR-39; MP 19.36, Construct Roundabout 2025	\$271,213.20	ACME Construction (Christian Cano)	Sub-Contractor	Yes	yes	yes	Tony Timothy	N/A
South Canyon Pipeline (Cache County) 2025	\$83,087.30	Geneva Rock (Tom Hall)	Sub-Contractor	Yes	yes	yes	Quinn Thomas	N/A
Logan Canyon Fiber Options Phase 3 (UDOT) 2025	\$2,286,758.80	Americom Technology (Saxon)	Sub-Contractor	Yes	Current	Current	Tony Timothy	N/A
Deer Canyon Trailhead 2025	\$500,564.00	Cache County (Jesse Mott)	General	No	yes	yes	Quinn Thomas	Storm Water Solutions, Cadillac Concrete
No. Logan, 2500 North Roundabout (UDOT)	\$1,094,421.00	J-U-B Engineers (Paul Willardson 435-713-9514)	General	Yes	yes	yes	Chris Larson	AWP Safety, Romero Construction, Cache Valley Electric, Storm Water Solutions



Project: 2600_South_Sidewalks_	Task	Summary	Inactive Milestone	Duration-only	Start-only	External Milestone	Manual Progress
Date: Thu 4/23/26	Split	Project Summary	Inactive Summary	Manual Summary Rollup	Finish-only	Deadline	
	Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Progress	

**Nibley City- Bid Tabulation**  
**2600 S SIDEWALKS FROM 800 W TO NIBLEY ELEMENTARY**  
**Bid Opening APRIL 23, 2026 @ 2:00 pm**

Company Name	Qualifications	Schedule of Completion	Bid Bond	Addenda & 2	Bid Total
ACME CONSTRUCITON INC	YES	YES	YES	YES	369,171.00
DWA CONSTRUCTION INC	YES	YES	YES	YES	299,949.95
LEGRAND JOHNSON	YES	YES	YES	YES	176,782.01
NEXT CONSTRUCTION				NO	Did not read
NON-TYPICAL EXCAVATION	YES	YES	YES	YES	205,891.54
STAKER PARSON COMPANIES	YES	YES	YES	YES	196,589.00
SUNCORE CONSTRUCTIONAND MATERIALS	YES	YES	YES	YES	245,846.00

Acceptance of Contract for construction is subject to approval by the City Council at the regularly scheduled meeting on MAY 7, 2026

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**Agenda Item #13**

<b>Description</b>	Discussion and Consideration: Resolution 26-10—A Resolution of the City Council of Nibley City Acknowledging: The Filing of the Tentative Budget for Fiscal Year 2026-27 Prepared by the Budget Officer Pursuant to Section 10-6-111 of Utah Code, Adopting a Tentative Budget Subject to Further Review and Consideration by the Nibley City Council; Establishing the Date, Time, and Place For a Public Hearing on the Tentative Budget Prior to Adoption of the Final Budget for the Fiscal Year 2026-27, Subject to the Requirement of Section 59-2-919 and 59-2-924 of the Utah Code; Ordering Publication of Notices as Required by Law; and Ordering the Tentative Budget to Be Available for Public Inspection in the Office of the City Recorder and on the City’s Website for at Least 10 Days Prior to Adoption of the Final Budget (First Reading)
<b>Presenter</b>	Justin Maughan, Nibley City Manager
<b>Staff Recommendation</b>	Approve Resolution 26-10 for first reading. A public hearing for the budget will be held at the next City Council meeting on Thursday, May 28, 2026.
<b>Reviewed By</b>	Justin Maughn, City Manager Larry Jacobsen, Mayor Amy Johnson, City Treasurer

**Background:**

Insert background here . . .

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**RESOLUTION 26-10**

**A RESOLUTION OF THE CITY COUNCIL OF NIBLEY CITY ACKNOWLEDGING: THE FILING OF THE TENTATIVE BUDGET FOR FISCAL YEAR 2026-27 PREPARED BY THE BUDGET OFFICER PURSUANT TO SECTION 10-6-111 OF UTAH CODE, ADOPTING A TENTATIVE BUDGET SUBJECT TO FURTHER REVIEW AND CONSIDERATION BY THE NIBLEY CITY COUNCIL; ESTABLISHING THE DATE, TIME, AND PLACE FOR A PUBLIC HEARING ON THE TENTATIVE BUDGET PRIOR TO ADOPTION OF THE FINAL BUDGET FOR THE FISCAL YEAR 2026-27, SUBJECT TO THE REQUIREMENT OF SECTION 59-2-919 AND 59-2-924 OF THE UTAH CODE; ORDERING PUBLICATION OF NOTICES AS REQUIRED BY LAW; AND ORDERING THE TENTATIVE BUDGET TO BE AVAILABLE FOR PUBLIC INSPECTION IN THE OFFICE OF THE CITY RECORDER AND ON THE CITY'S WEBSITE FOR AT LEAST 10 DAYS PRIOR TO ADOPTION OF THE FINAL BUDGET**

BE IT RESOLOVED BY THE CITY COUNCIL OF NIBLEY CITY, STATE OF UTAH, AS FOLLOWS:

1. The attached budget, entitled Nibley City Budget Fiscal Year 2026-27, is hereby tentatively adopted and approved for the fiscal year ending June 30, 2027, with amendments, if, any, as reflected in the budget document and the minutes of this meeting.
2. A public hearing will be held prior to adoption of the final Nibley City Budget Fiscal Year 2026-27 on Thursday, August 27, 2026, at 6:30 p.m. at Nibley City Hall, located at 455 West 3200 South, Nibley, UT 84321
3. All public notifications of public hearing shall be posted to the Utah Public Notice Website, the Nibley City website, and at Nibley City Hall, located at 455 West 3200 South, Nibley, UT 84321
4. The tentative budget will be available for public inspection on the Utah Public Notice Website, the Nibley City website, and in the office of the City Recorder at least 10 days prior to adoption of the final 2026-27 budget.
5. The property tax rate anticipated in the attached tentative Nibley City Budget Fiscal year 2026-27 is 0.0018.

PASSED BY THE NIBLEY CITY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
Larry Jacobsen, Mayor

ATTEST: \_\_\_\_\_  
Cheryl Bodily, City Recorder

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**Agenda Item #14**

<b>Description</b>	An Executive Officer or Budget Officer of the Taxing Entity (Nibley City) Intends to State in the Public Meeting That the Tentative Budget Includes a Proposed Tax Rate Increase
<b>Presenter</b>	Justin Maughan, Nibley City Manager
<b>Staff Recommendation</b>	
<b>Reviewed By</b>	Justin Maughn, City Manager Larry Jacobsen, Mayor Cheryl Bodily, Recorder

**Background:**

Utah State Code 59-2-919(4)(a)(i) & 59-2-919(4)(b)(ii)

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## Agenda Item #15

<b>Description</b>	<b>Statement of Budget Officer:</b> That the Nibley City Tentative 2026-27 Budget Includes a Proposed Property Tax Increase
<b>Presenter</b>	Justin Maughan, Nibley City Manager
<b>Staff Recommendation</b>	
<b>Reviewed By</b>	Justin Maughn, City Manager Larry Jacobsen, Mayor Cheryl Bodily, Recorder

### Background:

At the public meeting, the entity must **state** (59-2-919(4)(b)(i)):

- The entity is considering a tax rate that exceeds the certified tax rate
- Approximate dollar amount of the ad valorem tax revenue increase
- Purpose of the additional ad valorem tax revenue increase
- Approximate percentage increase in ad valorem tax revenue based on the tax increase
- That if the taxing entity proceeds with the proposed increase, they will provide notice in accordance with Open and Public Meeting Act and conduct a public hearing for the purpose of hearing comments regarding the tax increase and to explain to reason for the proposed tax increase (59-2-919(6)(b))

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## Agenda Item #16

<b>Description</b>	<b>Presentation:</b> Budget Officer Presents and Makes Available to the Public a Property Tax Impact Schedule as a Separate Document From Other Budget Documents
<b>Presenter</b>	Justin Maughan, Nibley City Manager
<b>Staff Recommendation</b>	
<b>Reviewed By</b>	Justin Maughn, City Manager Larry Jacobsen, Mayor Cheryl Bodily, Recorder

### Background:

(59-2-919(4)(a)(i) & 59-2-924(8)(b))

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## Nibley City Proposed Property Tax Impact Schedule

Nibley City will consider an increase to its property tax rate from 0.00138 to 0.001679 (estimated) to generate an additional \$250,000. The following information is intended to provide decision makers and the public with an explanation of how the City's operations would be affected if the proposed property tax increase is adopted.

Nibley City's Current Property Tax Rate	0.00138
Nibley City's Current Property Tax Revenue	\$1,100,426
Nibley City's Estimated 26/27 Tax Revenue	\$1,150,000
With out Property Tax Increase (from Growth)	

Nibley City's Estimated 26/27 Tax Rate	0.00168
Proposed Revenue with Tax Change	\$1,400,000
<b>New Property Tax Revenue to Nibley City</b>	<b>\$250,000</b>

Estimated Increase to Nibley City's Property Tax Revenue                      21%

Est. increase to a primary residence valued at \$495,000	\$81.28/yr or \$6.77/month
Est. increase to a non-primary residence valued at \$495,000	\$147.78/yr or \$12.31/month
Estimated Increase to a business valued at \$1,505,481	\$449.45/yr or \$37.45/month

<b>Affected Department</b>	<b>Proposed Budget</b>	<b>Budget without Tax Change</b>	<b>Budget Change</b>
City Council	\$59,000	\$58,000	+\$1,000
Impact of Tax Increase – Will cover a 3% cost of living adjustment to employee salaries.			
<b>Affected Department</b>	<b>Proposed Budget</b>	<b>Budget without Tax Change</b>	<b>Budget Change</b>
Administration	\$860,000	\$840,000	+\$20,000
Impact of Tax Increase – Will cover a 3% cost of living adjustment to employee salaries.			
<b>Affected Department</b>	<b>Proposed Budget</b>	<b>Budget without Tax Change</b>	<b>Budget Change</b>
Public Works	\$699,000	\$687,000	+\$12,000
Impact of Tax Increase – Will cover a 3% cost of living adjustment to employee salaries.			
<b>Affected Department</b>	<b>Proposed Budget</b>	<b>Budget without Tax Change</b>	<b>Budget Change</b>
Non-Departmental	\$626,000	\$500,000	+\$126,000

Impact of Tax Increase – An increased amount to input into Capital Projects fund for future projects.			
<b><u>Affected Department</u></b>	<b><u>Proposed Budget</u></b>	<b><u>Budget without Tax Change</u></b>	<b><u>Budget Change</u></b>
Streets	\$432,000	\$384,000	+\$48,000
Impact of Tax Increase – Impact of Tax Increase – Will cover a 3% cost of living adjustment to employee salaries, will also cover the cost of half of one additional Full Time Employee salary and benefits (other half to be covered by stormwater fund).			
<b><u>Affected Department</u></b>	<b><u>Proposed Budget</u></b>	<b><u>Budget without Tax Change</u></b>	<b><u>Budget Change</u></b>
Planning & Building	\$611,000	\$603,000	+8,000
Impact of Tax Increase – Will cover a 3% cost of living adjustment to employee salaries.			
<b><u>Affected Department</u></b>	<b><u>Proposed Budget</u></b>	<b><u>Budget without Tax Change</u></b>	<b><u>Budget Change</u></b>
Parks	\$693,500	\$652,500	+\$41,000
Impact of Tax Increase – Will cover a 3% cost of living adjustment to employee salaries, and two additional pieces of maintenance equipment (Ventrac Aeravator and boom mower for a total of\$30K).			
<b><u>Affected Department</u></b>	<b><u>Proposed Budget</u></b>	<b><u>Budget without Tax Change</u></b>	<b><u>Budget Change</u></b>
Recreation	\$627,500	\$619,500	+\$8,000
Impact of Tax Increase – Will cover a 3% cost of living adjustment to employee salaries.			
<b><u>Affected Department</u></b>	<b><u>Proposed Budget</u></b>	<b><u>Budget without Tax Change</u></b>	<b><u>Budget Change</u></b>
Gen Fund Rev – Admin Fees	\$964,000	\$950,000	-\$14,000
Impact of Tax Increase – The Salary impacts above will affect the amount of administrative fees paid by Water, Sewer, and Streets Departments into the Gen Fund. Not approving the tax increase will lower revenue to General Fund from these departments.			

Total General Fund Change due to property tax increase:   +\$250,000

Other impacts to the General Fund are not addressed by the proposed property tax increase. These additional impacts must be accommodated irrespective of the proposed tax

adjustment. If no tax increase is approved, these and other minor increases will likely need to be managed by eliminating the transfer of any funds into the Capital Projects Fund.

Increase in Fire Protection Contract	+\$262,000
Increase in Law Enforcement Contract	+\$9,000
Increase in IT Services Contract	+\$16,000
Increase in Accounting & Auditing Services Contract	+\$8,000
Increase in Vehicle Fuel (Estimated)	+\$7,000
Increase in Banking Fees (Estimated)	+\$5,000
Increase in Insurance Expenses	+\$2,000
Inflationary Increases	+\$????

A public hearing for the proposed Nibley City 2026-27 Budget will be held on **Thursday, May 28, 2026**, at **6:30 p.m.** Interested residents are encouraged to participate.

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## Agenda Item #17

<b>Description</b>	<b>Discussion and Consideration:</b> Resolution 26-11—A Resolution of the City Council of Nibley City Acknowledging: A Separate item is on the Agenda for the Public Meeting on May 7, 2026, Notifying the Public That the Budget Officer Intends to State to the Nibley City Council that the Tentative Budget for Fiscal Year 2026-27 Includes a Proposed Property Tax Increase; Acknowledging that the Budget Officer Made a Statement to the Nibley City Council in the May 7, 2026, Public Meeting that the Tentative Budget Includes a Proposed Tax Rate Increase; Acknowledging that the Budget officer Presented to the Nibley City Council, as a Separate Item on the Agenda, in the Same Public Meeting, A property Tax Impact Schedule Separate from Other Budget Documents, as Defined in Section 59-2-924 of Utah Code; and Directing that the property Tax Impact Schedule Shall be Available for Public Inspection and Will Be Included As a Separate Agenda Item at Each Public Hearing Prior to June 30 at Which the Nibley City Council Discusses the Proposed General Fund Budget for Fiscal Year 2026-27 (First Reading)
<b>Presenter</b>	Justin Maughan, Nibley City Manager
<b>Staff Recommendation</b>	Move to approve Resolution 26-11 and waive the second reading. Similar resolutions will be presented at all subsequent meetings at which the 2026-27 budget is discussed.
<b>Reviewed By</b>	Justin Maughn, City Manager Larry Jacobsen, Mayor Amy Johnson, Treasurer Cheryl Bodily, Recorder

### Background:

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**RESOLUTION 26-11**

**A RESOLUTION OF THE CITY COUNCIL OF NIBLEY CITY ACKNOWLEDGING: A SEPARATE ITEM IS ON THE AGENDA FOR THE PUBLIC MEETING ON MAY 7, 2026, NOTIFYING THE PUBLIC THAT THE BUDGET OFFICER INTENDS TO STATE TO THE NIBLEY CITY COUNCIL THAT THE TENTATIVE BUDGET FOR FISCAL YEAR 2026-27 INCLUDES A PROPOSED PROPERTY TAX INCREASE; ACKNOWLEDGING THAT THE BUDGET OFFICER MADE A STATEMENT TO THE NIBLEY CITY COUNCIL IN THE MAY 7, 2026, PUBLIC MEETING THAT THE TENTATIVE BUDGET INCLUDES A PROPOSED TAX RATE INCREASE; ACKNOWLEDGING THAT THE BUDGET OFFICER PRESENTED TO THE NIBLEY CITY COUNCIL, AS A SEPARATE ITEM ON THE AGENDA, IN THE SAME PUBLIC MEETING, A PROPERTY TAX IMPACT SCHEDULE SEPARATE FROM OTHER BUDGET DOCUMENTS, AS DEFINED IN SECTION 59-2-924 OF UTAH CODE; AND DIRECTING THAT THE PROPERTY TAX IMPACT SCHEDULE SHALL BE AVAILABLE FOR PUBLIC INSPECTION AND WILL BE INCLUDED AS A SEPARATE AGENDA ITEM AT EACH PUBLIC HEARING PRIOR TO JUNE 30 AT WHICH THE NIBLEY CITY COUNCIL DISCUSSES THE PROPOSED GENERAL FUND BUDGET FOR FISCAL YEAR 2026-27**

BE IT RESOLOVED BY THE CITY COUNCIL OF NIBLEY CITY, STATE OF UTAH, AS FOLLOWS:

1. The Nibley City Budget Officer, City Manager, Justin Maughan, has stated to the Nibley City Council that the tentative Nibley City Budget Fiscal Year 2026-27 includes a proposed tax rate increase.
2. The same Budget Officer has presented a Property Tax Impact Schedule to the Nibley City Council, separate from all other 2026-27 budget documents.
3. The presented Property Tax Impact Schedule will be available for public inspection on the Nibley City Website, Utah Public Notice Website and in the office of the Nibley City Recorder, and will be included as a separate agenda item at the public hearing regarding the Nibley City Budget Fiscal Year 2026-27 on Thursday, May 28, 2026 and any other public hearings held prior to June 30, 2026.

PASSED BY THE NIBLEY CITY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
Larry Jacobsen, Mayor

ATTEST: \_\_\_\_\_  
Cheryl Bodily, City Recorder

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## Agenda Item #18

<b>Description</b>	<b>Discussion and Consideration:</b> Resolution 26-12— A Resolution of the City Council of Nibley City Acknowledging: That a Separate Item is Included on the Agenda for Public Meeting on May 7, 2026 Notifying the Public that the Budget Officer or Executive Intends to Make a Statement as Required by Section 59-2-919 (4)(b) or the Utah Code; Acknowledging that the Budget Officer or Executive made the Statement as Required by Section 59-2-919 (4)(b) of the Utah Code; Setting the Date, Time, and Place of the Public Hearing on the Proposed Property Tax Increase as Required by Section 59-2-919 of the Utah Code; and Directing the Budget Officer or Designee to send a notice before June 1, 2026 to the Utah State Tax Commission (“Tax Commission”) and the Cache County Auditor (“County Auditor”) stating that the City is considering a Property Tax Increase, and the Date, Time and Place for the Public Hearing Required by Section 59-2-919 of the Utah Code (First Reading)
<b>Presenter</b>	Justin Maughan, Nibley City Manager
<b>Staff Recommendation</b>	Move to approve Resolution 26-12 and waive the second reading. Similar resolutions will be presented at all subsequent meetings at which the 2026-27 budget is discussed.
<b>Reviewed By</b>	Justin Maughn, City Manager Larry Jacobsen, Mayor Amy Johnson, Treasurer Cheryl Bodily, Recorder

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**RESOLUTION 26-12**

**A RESOLUTION OF THE CITY COUNCIL OF NIBLEY CITY ACKNOWLEDGING: THAT A SEPARATE ITEM IS INCLUDED ON THE AGENDA FOR PUBLIC MEETING ON MAY 7, 2026 NOTIFYING THE PUBLIC THAT THE BUDGET OFFICER OR EXECUTIVE INTENDS TO MAKE A STATEMENT AS REQUIRED BY SECTION 59-2-919 (4)(B) OR THE UTAH CODE; ACKNOWLEDGING THAT THE BUDGET OFFICER OR EXECUTIVE MADE THE STATEMENT AS REQUIRED BY SECTION 59-2-919 (4)(B) OF THE UTAH CODE; SETTING THE DATE, TIME, AND PLACE OF THE PUBLIC HEARING ON THE PROPOSED PROPERTY TAX INCREASE AS REQUIRED BY SECTION 59-2-919 OF THE UTAH CODE; AND DIRECTING THE BUDGET OFFICER OR DESIGNEE TO SEND A NOTICE BEFORE JUNE 1, 2026 TO THE UTAH STATE TAX COMMISSION (“TAX COMMISSION”) AND THE CACHE COUNTY AUDITOR (“COUNTY AUDITOR”) STATING THAT THE CITY IS CONSIDERING A PROPERTY TAX INCREASE, AND THE DATE, TIME AND PLACE FOR THE PUBLIC HEARING REQUIRED BY SECTION 59-2-919 OF THE UTAH CODE**

BE IT RESOLVED BY THE CITY COUNCIL OF NIBLEY CITY, STATE OF UTAH, AS FOLLOWS:

1. The May 7, 2026, Nibley City Council agenda included a separate item listed on the agenda that notified the public that the Nibley City Budget Officer, City Manager, Justin Maughan, intended to make a statement that the tentative Nibley City Budget Fiscal Year 2026-2027, includes a proposed tax rate increase.
2. A public hearing will be held regarding the proposed property tax increase on Thursday, August 27, 2026, at 6:30 p.m. at Nibley City Hall, located at 455 West 3200 South, Nibley, UT 84321
3. Notice has been sent to the Utah State Tax Commission and the Cache County Auditor stating that Nibley City is considering a property tax increase and noticing the date, time, and place for a public hearing regarding the property tax increase.

PASSED BY THE NIBLEY CITY COUNCIL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
Larry Jacobsen, Mayor

ATTEST: \_\_\_\_\_  
Cheryl Bodily, City Recorder

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Office of the County Auditor  
 Tax Administration  
 179 NORTH MAIN, SUITE 112, LOGAN, UTAH 84321  
 Tel: 435.755.1706

TO: FISCAL YEAR ENTITIES - CITIES & SCHOOL DISTRICTS  
 CALENDAR YEAR ENTITIES – COUNTY & SPECIAL DISTRICTS  
 FROM: Dianna Schaeffer, Cache County Tax Administration Supervisor  
 DATE: January 6, 2026  
 SUBJECT: Public Budget Hearings and Tax Rate Increase Hearings UCA 59-2-919(8)

**Fiscal year** entities must notify Cache County by **June 1<sup>st</sup>** of the first public budget hearing. The required parcel specific notice of a tax increase hearing will be included with the July 22<sup>nd</sup> mailing of the “Notice of Property Valuation and Tax Change.”

**Calendar year** entities must notify Cache County by **October 1<sup>st</sup>** of the first public budget hearing. The required parcel specific notice of a tax increase hearing can be included with the mid-October mailing of the “Tax Notice” to on save mailing costs. In that case you must notify us before September 8<sup>th</sup>.

Please fill in 1<sup>st</sup> and 2<sup>nd</sup> choice for **Public Budget Hearing**

	DATE	TIME	LOCATION
1st	5-28-20	6:30 pm	Nibley City Hall: 455 W 3200 S, Nibley, UT 84321
2nd	6-25-20	6:30 pm	SAB

Is your entity planning to raise the tax rate?  YES  NO

*Tax increase hearings must be scheduled 14 or more days after the CTR advertisement is published both physically and electronically.* Hearings for fiscal year entities generally occur in August and hearings for calendar year entities generally occur in December. The time must be set for 6:00 p.m. or later and no meetings can be on the same day. Tax increase hearings may coincide with your budget hearing per UCA 59-2-919(9), but it may be simpler to hold the tax increase hearing separately. **The dates and times of hearing will be scheduled on a first response basis.**

Please fill in 1<sup>st</sup> and 2<sup>nd</sup> choice for **Tax Increase Hearing**

	DATE	TIME	LOCATION
1st	8-27-20	6:30 pm	Nibley City Hall: 455 W 3200 S, Nibley, UT 84321
2nd	8-6-20	6:30 pm	SAB

*All entities need to finalize tax rates by June 8<sup>th</sup> so it is imperative that you have budget figures before that date. Again dates and times of hearing will be reserved on a first come first serve basis.*

Entity Name: Nibley City	
Authorized Signature:	Phone Number: 435-752-0431
Email: justinm@nrbleycity.gov	Fax:

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