

The Meeting of the Nibley City Council held at Nibley City Hall, 625 W. 3200 S. Nibley, Utah, on Thursday, August 26, 2010.

The following actions were made during the meeting:

Councilman Mickelson motioned to approve Resolution 10-07 setting the revenue neutral property tax rate of .001587. Councilman Hansen seconded the motion. The motion passed unanimously 5-0; with Councilman Mickelson, Councilman Hansen, Councilman Jacobsen, Councilman Dustin, and Councilman Larsen all in favor.

Councilman Larsen motioned to not fund the crossing guard in front of Nibley Elementary. Councilman Dustin seconded the motion. The motion failed 2-3; with Councilman Dustin and Councilman Larsen in favor. Councilman Mickelson, Councilman Hansen, and Councilman Jacobsen were opposed.

Councilman Jacobsen motioned to approve the expenditures for a crossing guard in the morning, at the location discussed. Councilman Hansen seconded the motion.

Councilman Jacobsen motioned to amend to add; somewhere on Gibbons Lane at a position determined in conjunction with School Community Council. Councilman Mickelson seconded the motion. The amendment passed 3-2 with Councilman Jacobsen, Councilman Mickelson, and Councilman Hansen in favor. Councilman Larsen and Councilman Dustin were opposed.

The amended motion passed 3-2; with Councilman Jacobsen, Councilman Hansen, and Councilman Mickelson in favor. Councilman Larsen and Councilman Dustin were opposed.

Councilman Jacobsen motioned to approve Resolution 10-08 amending the current fiscal year general fund budget and striking item two from the resolution which expresses the intent to continue the design and construction of a new city hall. Councilman Dustin seconded the motion which passed 4-1; with Councilman Jacobsen, Councilman Hansen, Councilman Mickelson, and Councilman Dustin in favor. Councilman Larsen was opposed.

Councilman Mickelson motioned to continue the design and construction of a new city hall. Councilman Hansen seconded the motion. The motion passed 3-2; with Councilman Mickelson, Councilman Hansen, and Councilman Jacobsen in favor. Councilman Dustin and Councilman Larsen were opposed.

OFFICIAL MINUTES OF THE MEETING

Minutes were taken and prepared by Assistant City Recorder Cheryl Bodily

Mayor Gerald Knight called the Thursday, August 26, 2010 Nibley City Council meeting to order at 6:04 p.m. Those in attendance included Mayor Gerald Knight, Councilman Brian Hansen, Councilman Thayne Mickelson, Councilman Scott Larsen, Councilman Larry Jacobsen, and Councilman Shawn Dustin. City Manager, Larry Anhder was also in attendance.

Call to order, approval of the evening's agenda and minutes of the July 15, 2010 and August 5, 2010 meeting.

Councilman Jacobsen made a motion to approve the minutes from July 15th, 2010. Councilman Hansen seconded the motion. The motion passed 3-0 with Councilman Mickelson, Councilman Hansen, and Councilman Jacobsen were in favor. Councilman Larsen did not vote.

Councilman Jacobsen made a motion to approve the minutes from August 5th, 2010 and to approve the evening's agenda. Councilman Mickelson seconded the motion. The motion passed 3-0 with Councilman Jacobsen, Councilman Hansen, and Councilman Mickelson in favor. Councilman Larsen did not vote.

City Manager Reports

Mr. Anhder said Larry Jacobson, who had been very active in softball programs in the valley, has asked to do a two pitch softball league. He has agreed to reimburse the city for the lights and will do the field grooming and Nibley will continue to take care of the outfield. Councilman Larsen asked if this would be adult. Mr. Anhder said it would be. Mr. Anhder said Mr. Jacobson would be handling it all; registration, paying the umpires, advertisement, etc. Mr. Anhder said it was open to any team that wanted to pay the registration fees. Councilman Jacobsen wanted it clarified that it was the facility at 3200 S. Councilman Larsen said they currently have youth super league teams utilizing the field and asked how the field would be coordinated. Mr. Anhder said Mr. Jacobson is anticipating two nights a week from approximately 6:00-10:00 and Mr. Anhder said he would ensure the schedule was coordinated.

Councilman Dustin arrived at 6:10.

Mr. Anhder said there continued to be issues with the Logan and the sewer. Logan wanted to put 16 loops into their pressure line. Logan wants to route Nibley down to another lift station. Logan's new fee broke out the fee into collection and treatment. Going down to the 19th W. lift station and there will be additional fees. Nibley will be the largest contributor to the lift station.

Mr. Anhder said they have started the new crossing guards. They were trained and showed a video. Councilman Larsen said part of their hearing in June included a blanket amount and it was relayed that they would have discussion and decide what they were going to spend there. He asked if they had gone contrary to what the Council had given direction for. He was concerned they had blanketed \$35,000 into their budget for crossing guards without talking about it. Mr. Anhder said as far as discussion; they had that at the last meeting. Mr. Anhder said with the new school and the new principal they could not

get decisions from the school. Mr. Anhder said it seemed to work out well for school that morning. Councilman Jacobsen said the Council did discuss whether a plan had been implemented in conjunction with the Heritage Elementary School Community Council and he thought that the response was that the school community council was not up and running so the principle was proxy for them. Councilman Larsen said he felt they had thrown out the amount of \$35,000 so they just spent the whole amount.

Mayor Knight read a comment from a Nibley Citizen commending the street crews for their upkeep of Nibley City's parks and streets.

6:15—Public Hearing—to receive comments about the adjustments to the current year General Fund Budget.

Mayor Knight gave direction to the public present. Mr. Anhder said that state law says whenever they change the general fund budget it requires a public hearing and a vote by City Council. This budget adjustment recommended a change of \$69,000 to the \$1.8 million dollar budget passed last June. \$56,000 of this amount was necessitated by the school and the sidewalk to give the kids a safe way to school. He said they are effecting this change with a combination of using some of their reserve money, reducing some of their expenditures, redirecting some other money set aside for work on 3200 South, and \$1,000 saved from the County Fair.

Mr. Anhder said most of the costs are from new sidewalks and the lights that have been they installed for the new school crossings on 3200 S. There is another \$15,000 for the railroad to do the crossing. There are other various approaches and sidewalks. The other item was to rebuild the sidewalk on 800 West from the Shadow Brook Park up to Nibley Gardens (\$13,000).

Mayor Knight opened the public hearing at 6:25.

Barbara Wilden said it was marvelous how the city manager had managed to move things around and take care of the city. She said she appreciated it.

Holly Stanley asked for clarification about the discussion of the crossing guard in front of Nibley Elementary and if that crossing guard had been factored into the budget. Mr. Anhder said that money had been factored in.

Earl Saunders he noticed that there were crews out last night installing crosswalks and lights and getting overtime. He wondered why this was not done earlier. Mayor Knight said they did not have the information and that was a mistake on their part. Mr. Anhder said generally with overtime the employees take a day off.

Corlyss Drinkard asked if these adjustments were associated with the tax increase that was not passed at the last meeting. Mr. Anhder said yes, in the fact that they did not have that money available for use. Councilman Jacobsen said this was a revenue neutral budget adjustment; this did not reflect a decrease in income of \$22,000. Mr. Anhder said it did; had that been adopted they would have been able to use some of that money in this

budget. Councilman Jacobsen read from the budget. Mr. Anhder said have they had that 22,000 the budget amount would have been \$69,000 minus the \$22,000.

Seeing no other comments, Mayor Knight closed the public hearing at 6:35.

Consideration of Resolution 10-07—Setting the property tax rate (lower rate, revenue neutral) and final budget for the budget year July 1, 2010 to June 30, 2011.

Councilman Mickelson made a motion to approve Resolution 10-07 setting the revenue neutral property tax rate of .001587. Councilman Hansen seconded the motion.

Councilman Larsen asked if it was truly revenue neutral. Mr. Anhder said they are entitled to last years' revenue plus the new growth; it did not include the redemptions. It met both in the spirit and letter of the law of being a no tax increase rate. Councilman Jacobsen said it was actually a decreased tax rate from .0001667 to .001578.

The motion passed unanimously 5-0; with Councilman Mickelson, Councilman Hansen, Councilman Jacobsen, Councilman Dustin, and Councilman Larsen all in favor.

Discussion and consideration for a morning crossing guard in the front of the Nibley elementary school.

Mr. Anhder said last year in the spring citizens came to the city asking for a crossing guard in front of the school only in the mornings. The Council approved it for last year but said they wanted to discuss it again before doing it again for this school year. They have had a UDOT engineer review it and make a verbal recommendation; he said there were a number of kids that qualified for it and although he suggested a different location he was not opposed to the current location.

Mayor Knight welcomed Jeanette Christensen, the new Nibley Elementary school principal.

Councilman Jacobsen asked if it was appropriate to ask the principal if this crossing guard was needed. Mrs. Christensen said she did see a number of children who did use that cross walk. She said a number of landowners have allowed the children to cut across from Clear Creek subdivision. She said her number one priority is the safety of the children. She worries about the liability of a teacher being hit if they needed to provide that service. Mrs. Christensen said as they studied mental health the number one priority of the children was feeling safe at school. Mrs. Christensen said she would like to have a crossing guard provided morning and afternoon but would be willing to provide the afternoon if necessary. Councilman Mickelson asked for clarification on what was being decided; he wanted to discuss the placement of the cross-walk. Mr. Anhder said they were discussing whether they would fund the morning crossing guard. Councilman Mickelson said he was concerned with the placement of the cross walk. Mrs. Christensen said if the cross-walk was moved then she would have problems providing a teacher in the afternoon. Councilman Larsen said before they gave anymore money they were going to do a study to see if it was needed and if it was the right location. Being at the end of year it was hard to get suitable data. He said he felt the study had not been done.

Mr. Anhder said the MUTCD (Manual for Uniform Traffic Control Devices) has a chapter on school crossings. Mr. Anhder said this crossing qualified because it has the number of children crossing there and it also has the number of cars per hour (50/hour). Mr. Anhder said some kids still go down and cross the road further down. The cross-walk is most useful there because it does facilitate the children that cross and go south. Councilman Mickelson asked for the extra cost of doing morning and afternoon. Mr. Anhder asked about kindergarten. Holley Stanley said there is morning kindergarten leaving and afternoon kindergarten arriving. Mr. Anhder said if they have to handle kindergarten then they have to include 2 additional hours. He said to do the afternoon crossing guard is an additional \$40-45/week (\$1600/year).

Councilman Larsen said when this crosswalk was first brought to them as a Council they said no but they felt pressure as a city and put the crossing in there; at that time the school was going to provide the crossing guards there. Then it went to the city doing it in the morning and now they were asking for both. Councilman Larsen said Clear Creek subdivision has 40 homes and if they go with the average that is 100 kids. He noted the number of kids at Elkhorn subdivision that had 49 homes and noted they did not have a cross walk. Every place a kid crosses is dangerous; there had been a child hit at the end of his subdivision where there was not cross walk. He personally thought the car count would change. Councilman Larsen said none of the kids that go there now were bused before.

Councilman Larsen made a motion to not fund the crossing guard in front of Nibley Elementary. Councilman Dustin seconded the motion.

Councilman Mickelson said he would hate for that to go away and there be an additional danger. He said if it was requested then somebody obviously saw the danger. He thought it was too short sighted; he thought they should keep it going until they decided where it should go.

Mrs. Christensen said they did have courtesy bus stops along the peripheral. They no longer have those courtesy stops and she felt traffic would go up because parents would not want their children walking 1.5 miles.

Earl Saunders said there was a courtesy stop right across from him. Their crossing guard is just as much a teacher as the person in the classroom. They direct children on how to properly cross the road.

Councilman Hansen said he thought there were a lot of conflict areas that could occur at the point in front of the school. He thought there was a greater need there than in Elkhorn subdivision. He would prefer to go forward with caution.

Councilman Jacobsen noted the two set guidelines; the number of children crossing the road and the number of cars on the road. He asked if they needed a study to decide how many cars were on the road. Mr. Anhder said they went down as a city and counted cars.

Councilman Larsen said from his experience government hardly ever goes back; hence tax increases. Governments always spend and then they want more.

Kathy Kennington said she saw them taking the responsibility of the parents away of teaching their children where to cross the street. Parents need to teach their children where to cross the street not the city.

Councilman Dustin said that was his biggest concern with this; it was not his understanding that this was a legal right-of-way across Pulsipher's property. He said it was a difficult question.

The motion on the floor failed 2-3 with Councilman Dustin and Councilman Larsen in favor. Councilman Mickelson, Councilman Hansen, and Councilman Jacobsen were opposed.

Councilman Jacobsen made a motion to approve the expenditures for a crossing guard in the morning, at the location discussed. Councilman Hansen seconded the motion.

Councilman Jacobsen made a motion to amend to add; somewhere on Gibbons Lane at a position determined in conjunction with School Community Council. Councilman Mickelson seconded the motion.

Councilman Larsen said he respected the community council and said there were excellent teachers at the school. He respected the amendment but he said they were giving the community council more influence over the public than he thought was right. Councilman Jacobsen said he suspected that because the motion only included a morning crossing guard that the school would not be inclined to move it.

The amendment passed 3-2 with Councilman Jacobsen, Councilman Mickelson, and Councilman Hansen in favor. Councilman Larsen and Councilman Dustin were opposed.

The amended motion passed 3-2 with Councilman Jacobsen, Councilman Hansen, and Councilman Mickelson in favor. Councilman Larsen and Councilman Dustin were opposed.

7:00—Public Hearing—to receive comments about a proposed new building to accommodate the city offices, Justice Court and community center room.

Mayor Knight gave direction to the public present. He limited discussion to two minutes per person. Once everyone was given the opportunity to speak he would then give them a second opportunity. The public was given a paper that gave a summary of the proposed building. Mayor Knight went through the summary with the public. Councilman Larsen said they never approved where the site would be and said it was not where it was called out in the general plan. Councilman Hansen said he did not feel the general plan was that detailed and that it was a concept. Mr. Anhder said regardless, it was being proposed at that location. Mayor Knight said they were also entertaining the possibility of having a county justice court but that would not be factored into the decision to go ahead with the

building. Mayor Knight summarized the alternate options with the public; doing nothing, expand the existing city hall (\$300,00/15,000 sq. ft.), include office space in the proposed public works building (\$40,000/800 sq. ft.), and to build the new city hall. Mr. Anhder provided a copy of the financing plan for the new city hall to be entered into the minutes:

PROPOSED NIBLEY CITY HALL FINANCING PLAN

Projected cost from Jim Child (JRCA) \$1,150,000
Wayne Anderson basement estimate 150,000
Total \$ 1,300,000

Payment Plan:

CIB loan 800,000
Gen Fund surplus 350,000
General fund savings 50,000
Capital Imp budget 100,000*
Total 1,300,000

Various CIB annual repayment options:

Nibley City anticipates a "Build America" bond at 2.28%
CIB loan amount \$800,000
Loan pay back 25 years = \$42,011
30 years = 36,850

*This option may require the public works building to be put on hold for a year. This could also be a short term loan from another fund such as Sewer Impact fees. However, the most likely scenario will be that the contingency in the architect's budget will not be necessary and/or the bid will be even lower than is anticipated.

Mayor Knight opened the public hearing at 7:27.

Earl Saunders had an option 5. He said they had an existing building at the old city hall. Driving time was 30 seconds. He did not believe they needed to be a Logan City. They needed to be Nibley city and just provided the basic services; not the glorified services. He said he also had a problem with the justice court being in the building.

Larry Linquist asked if there had been any discussion of a new public works building. Mayor Knight said option 3 addressed that but, it was a short term option. Councilman Dustin said he wanted to clarify that option 3 was for 800 sq. ft. of office space so it would be more than one office.

Kathy Kennington asked if they would include Mr. Saunders idea in their other options. Mayor Knight said there were some problems with that building with building code; there would be multiple things that would need to be done to upgrade the building and the building had a very limited use.

Rhonda Lauerson asked of their 20 employees how many were seasonal. Mr. Anhder said there were five. Mrs. Lauerson asked how many people they needed office space for. Mayor Knight said they would need space for Bill Saunders (Public Works Director), Rod Elwood (Parks Director and Sewer), Justin Pope (Water), BJ Nielson (Storm Water and Streets), Jeff Jorgensen (Parks-Full time), and Josh (Water). Mayor Knight also discussed personnel in the current city hall building. Mr. Anhder said their outside auditor for the last three years has wanted them to hire another accountant but they had no where to put them.

Corlyss Drinkard said she was forthrightly opposed to doing a new building right now. She said the economy was a shambles and now was not the time to spend 1.5 million dollars. She thought this decision could be looked at later and interest rates could be even lower. She said she was opposed to this idea.

Shawn Platt said he was opposed to the building and thought they should secure the court issue before doing this. He said their study was very pro expansion. He asked if they had considered electronic storage. He asked if this address equipment parking issues. Mayor Knight said it did; if they continue to expand here then they eliminate parking for equipment. Mr. Platt said last time they discussed the budget there was a short fall identified and he thought they should address paying for other existing needs before taking on more.

Kathy Kennington said she did not agree with going into debt at this time and there were too many questions that are unanswered for her to feel good about it. She said it was not a good time.

Angelica Gardner said they lived in Wyoming from '79-94 and there was a lot of growth so they ended up building a town building and after that a lot of people were laid off at the mines. She cannot imagine 6,000 sq. ft. Mayor Knight said it was about 3 times the size of this building. She said they need to think about the future but the building should not be huge.

Jeremey Jensen said he was against the new city hall. He thought there were better ways and with the economy \$1.3 dollars was a lot of money and he was sure there were strings attached. He reminded the Council that last time he addressed them he did not feel it was the city's responsibility to provide the needs for the entire city; a hall for people to meet.

Cynthia Fredrickson said as far as the interest rate and this being a good time to build the building she understood that. She said she loves serving the citizens of Nibley and she is on the phone with them every day in this economy with their utility needs; she hears their situations every day. She did not want them as responsible government to do anything that was a slap in the face to the citizen. She said she realized the average citizen was not aware what went on in city government.

Barbara Wilden said 1.3 million is a tremendous amount of money and they could not help but put emotion into it. There is a part of the citizens who say hold on and hold back. There are older citizens who are on a fixed income and younger families that have lost

their jobs. She said 1.3 million was scary to those people who are living like that. She said if the bottom drops out and there is another depression then they will have not choice but to raise property taxes. Mrs. Wilden said debt is debt and it has to be paid. Mrs. Wilden noted that portable offices had not been addressed. She went through several points of the needs analysis. She said their kids go to school in portables. Mrs. Wilden said she could see good things about this and bad things.

LaRay Wilden asked if there had been any consideration of purchasing the WeatherShield property and the buildings there. Councilman Larsen said to purchase that property it would be \$4.7 million dollars.

Jeanette Hepburn said she had neighbors out of work and she had concern about the city taking on huge debt right now. She said they needed to wait and reevaluate.

Scott Harris said he was opposed to this; he said that sent the message that they were growing and that sent the wrong message. They want the open space.

Bob Harris said they had a very nice community. He said their Federal government is showing them how to go into dept and he did not know how they would ever get out. He said they had already been put out of business by putting a service station across from him. He said they need to consider what is best for the people. He said they need less government and more freedom.

Paul Howell said he was on the City Council. He said he thought he was opposed. They had been through this situation before at the old city hall. He said scheduling with the judge had worked there and thought scheduling could make this building work.

Mayor Knight read a statement from the Planning & Zoning Commission stating they were in favor of the new building and its location; and a letter from Nibley resident, Robert W. Sidwell who was also in favor of.

Corlyss Drinkard asked who appointed the Planning & Zoning Commission. Mayor Knight said they were appointed by him and approved by the City Council.

Larry Linquist said he was here at the last meeting when they voted down the \$12/year property tax rate increase. He said 1.3 million was out of their budget range. He thought there were other alternatives to provide office space for public works. He was afraid that would turn into a big tax further down the road.

Rhonda Laurson said she has lived in the same house for 40 years and had made no improvements on it. She bought it for \$50,000 and now it appraised at \$60,000 and she had to pay taxes on someone else's appraisal of her house. She thought it was still worth \$50,000.

Shawn Platt said the picture they provided was a sloppy picture and needed to be cleaned up for a professional presentation; it gave a sloppy perception. He said if they cleaned

that area up they would get a better perception. He said they could clean it up without expanding it. Councilman Mickelson said he knew the public works department and said they did fabulous work in a very small space and did not think it was fair to say they were sloppy people; he said they were not sloppy people.

Earl Saunders said when he paid off a loan on anything he did not feel that he had to go out and buy something new. The principle of life they should live by is not to spend but save. He said they should take time and look at their issues.

Carl Fredrickson said he was opposed to the new building. He was especially opposed to the location. They would immediately have issues with water. He agreed that something needed to be done for public works.

Bill Saunders discussed water coming into the basement.

Angelica Gardner asked if they often had the parking lot full other than when they have big meeting like this. Mr. Anhder said it is often full when they are conducting business during the day.

Corlyss Drinkard said the west was considered to be the source of recovery and earlier this month it was announced that employment had fallen off a cliff. Mrs. Drinkard gave several statistics about the economy. Mrs. Drinkard said one of the questions they have to address is if there will be any more growth in Nibley. She thought the likelihood of explosive growth like they have seen is not going to occur in the next five years.

LaRay Wilden asked if it was appropriate to ask for a show of hands. Mayor Knight asked those in favor to raise their hands; there were no hands. He asked for those opposed and the majority raised their hands.

Seeing no more public comments, Mayor Knight closed the public hearing at 8:19.

Consideration of Resolution 10-08—Amending the current fiscal year general fund budget and expressing intent to continue the design and construction of a new city hall.

Mayor Knight read Resolution 10-08. Councilman Jacobsen asked for a point of clarification on why these resolutions were being considered together. Mayor Knight said for probably for ease. Councilman Jacobsen said he would like to consider them one at a time.

Councilman Jacobsen made a motion to approve Resolutoin10-08 amending the current fiscal year general fund budget and striking item two from the resolution which expresses the intent to continue the design and construction of a new city hall. Councilman Dustin seconded the motion.

Councilman Jacobsen said he was just trying to separate the two issues. Councilman Larsen said he had already voiced his concerns over how the budgeting was done. He

said they had expended the funds before they were even there. Mayor Knight said they had committed the money but had not spent it; the work was done but had not been paid for. Councilman Jacobsen said he wanted to differ with a statement the Mayor made that they had made an error with a safe walking plan. Working with the new school and new principal and a nonexistent Community Council he felt the crews had done a very good job of getting the sidewalks and cross walks safe. They were not correcting an error they were doing the best they could in the situation given. Councilman Larsen agreed with Councilman Jacobsen and said he did not know if he considered it an error because they tried to get the information previously. He said as a city they tried to get the district on board earlier. They had set aside some funds in June but they did not know it would cost as much as it did.

The motion passed 4-1 with Councilman Jacobsen, Councilman Hansen, Councilman Mickelson, and Councilman Dustin in favor. Councilman Larsen was opposed.

Councilman Mickelson made a motion to continue the design and construction of a new city hall. Councilman Hansen seconded the motion.

Councilman Mickelson gave a scenario of timing, opportunity, and cost. He said they could wait and get a lower interest rate but there was not much difference between 1 and 2 % and the timing could get a little better but it could get worse. He said he leans in favor of the timing and opportunity. He said he did not feel they could get by with their public works; it was an immediate need. They are in a situation where they just paid off the current building and they have a great interest rate. They also have staff that is not incredibly busy and can take the time and do things right. He said they need space. There was an efficiency factor and the timing was good. He said they probably do not need a basement but he had heard the public needed a large space to meet. He said when they look at their attrition rate, their natural growth and the likelihood of their community growing he does not see any indicators that they are not going to grow. They cannot close the gate and not have any growth in the city. He said if they cut staff to free up space then they may be putting their services to the public at risk. He said their staff did a great job of meeting the city's needs and covering our services. He said there was opportunity now and risks if they wait.

Councilman Dustin said he appreciated the work that had gone into this. He said they would be irresponsible if they did not look into this with the conditions what they are. He said he had some serious reservations on this; to his recollection there had not been a big push on this until the opportunity come up with the school. That opportunity did not work out and then they transitioned into a new city hall. He said they were trying to resolve the wrong problem. They did need the office space now. He said they do not need a new city hall right now. He appreciated being forward looking but did not feel that this was the appropriate response.

Councilman Larsen said interest rates might go down. He discussed refinancing. He said he saw a different need and the need for funds. He spoke of the young children and the 5% of the population that was under 11 years old. Councilman Larsen said he voted to

explore this more because he felt they did not have enough information. He was pleased that some of the citizens had looked at other options. He said he had been on the Council longest and they had discussed this before and it had always been the plan that this building would be their public works but he questioned whether this was the right building for that. He said they had not addressed the cost of retrofitting this building. They also had not discussed the expense of running the other building. He said they chances are they would have to hire a full time custodian to take care of this building and the new building. Councilman Larsen discussed the location and that they would preserve the park and open space; he questioned if they were following the goals of their general plan. Councilman Larsen discussed purchasing WeatherShield and the future need for parks. The Parks Master plan said they needed close to 60 acres for parks to meet the national recommendations but 4.7 million was a lot to pay. He looked at all these issues and he said they were not as simple as don't or do. He said he hoped they would make the best decisions for their citizen tonight.

Councilman Jacobsen thanked the public present. He said his day job and his responsibility as City Councilman had overlapped. He said he sat on a board with his company and they foresaw a need to expand their operation not immediately but in the next five years and they saw an opportunity to expand at a 25-30% cost savings if they constructed now as opposed to later. He considers himself rather frugal and he struggled with the rest of the board in making that decision; but felt it was one of the best decisions he had made. He appreciated the comments on the economic conditions as they exist. Councilman Jacobsen said he tried to make decisions analytically and not emotionally. The analytic reasoning is to take advantage of whatever set of conditions have presented themselves to most efficiently achieve what their job really is; to provide services to their residents. He said those conditions are working to their advantage when looked at analytically.

Councilman Hansen said two years ago they saw a significant need for expansion because of growth in their city and they had an opportunity to partner with the school district and create a joint use. They would be using a building that would be closed during the evenings and getting more use out of it. He was in favor of that; it would bring the staff from outside and create office space for them. The School Board saw it very differently from the Superintendent and changed it so it would not be. He said they felt a strong responsibility to the citizens of Nibley and the city staff. Councilman Hansen said he was against moving forward and spending the money to hire an architect. Based off the information they had he did not want to move forward. He was then put on the committee to review this with the architect. He said he believed they hired the best architect in James Child. He applauded Councilman Dustin and Councilman Larsen requesting a needs assessment for public works. That is when he started changing his opinion a little bit. Councilman Hansen said he believed they had a responsibility to look forward and too see if they are meeting needs right now; they found they are not meeting the needs of their public works staff and none of the other alternatives would meet their needs in the long term. After reviewing the needs assessment, he thought if it was economically feasible and the funding was there and the city was able to remain fiscally responsible as they had done in the past then they should move forward. He said their

city, in terms of planning for their future, was doing an excellent job. Councilman Hansen said he had contacted 20+ people who share their opinion openly and all of them saw a need and thought this would be beneficial to their community; he was not expecting that response. He said he had looked at this from both sides. He is moving to move forward at this point.

Earl Saunders asked if the furnishing were included in the 1.3 million. Mayor Knight said they were. He thanked the public for their respectful comments. Mayor Knight said they loved their community for what it was; one of the reasons he ran for Mayor was that he liked what he had in this community. If they do not plan for the future the courts will do it for them. He said the City Council had done a phenomenal job of planning for the future and that proper planning is the best way to prepare for the unknown.

Councilman Dustin said they definitely have a problem in the city. He was not sure if the response they selected was appropriate for the problem they were trying to solve. The problem fundamentally is they lack space for some of their people; the space they have is not appropriate for the work they are trying to do. He can see the desire to get the two for one but he is not aggressive enough to pursue that at this point. He said regardless of whether they built this new city hall they were going to spend some money and they need to make choices of where they spend their money but are they solving the right problem?

Councilman Hansen said one of the other influences for him was that they could phase the process.

Councilman Mickelson said he did not want to give the sense that if they did this everything else in the city stops; this did not mean they would stop working on parks or repaving roads. This will not replace those needs. They will still work on those things.

Councilman Larsen read from their general plan on page 125. It read “a main challenge in dealing with any growth and development is to ensure that adequate public services and facilities are in place prior to completion of the development.” Councilman Larsen said despite his ideas when he moved here 12 years ago the development of Nibley is not done. He said there were a lot of responsibilities that the city has and the things they do as a city will impact their community. Councilman Larsen talked about if they move forward and when they can stop. He perceived one of the future stopping points was when they went before the Community Impact Board. Mr. Anhder said they meet with the Community Impact Board next Thursday. Mr. Anhder said they will know pretty well by the next meeting and they will now for sure by October. Mr. Anhder said to meet the schedule they have and if the City Council approves moving forward then they will move ahead with the architect; he estimated \$20,000 additional between now and October. Mr. Anhder said the CIB meetings in both September and October would be cut off dates. He sighted 3 additional places where they could cut this off but they would still be incurring costs.

Councilman Mickelson asked if there were other possible opportunities along the way that would help them financially. Mr. Anhder said there were possibilities with the County Justice Court. Councilman Larsen said that his vote tonight was based on the needs that he saw; not in favor or opposition of things.

The motion passed 3-2; with Councilman Mickelson, Councilman Hansen, and Councilman Jacobsen in favor. Councilman Dustin and Councilman Larsen were opposed.

Rhonda Lauerson said the city should not compete with commercial buildings and she did not feel the city with parks and recreation should be paying for every kid to play.

City Manager Report (continued)

Mr. Anhder said they are contemplating a meeting on September 2 and that will be the only meeting in September. He said there will be quite a bit of discussion on the city hall. Councilman Mickelson said he would be out of town.

Mr. Anhder said the Land and Water Conservation Fund is a grant program from the federal government administered through the state of Utah. The grant is down to only 400,000 statewide. He proposed they apply for money to build soccer fields on the school property near 3200 S. They would develop and maintain it all until the time a middle school comes and they need the property for school activities. Then they will renegotiate a joint use plan. The deadline for the application is in October. There were no objections from the Council.

Council Reports

Councilman Larsen questioned a new entrance to 3200 S. from the McBride's. Mr. Anhder said it did exist but there was never a curb there.

Councilman Larsen participated in 4H with his kids and tested out the land ordinance. He wanted to work on a proposal so that kids with less land can participate.

Councilman Larsen discussed an action taken by the Planning & Zoning Commission on a land use classification regarding a meat cutting business. He thought Nibley classified this business a nuisance. He asked the Council if that land use was left off the list because they did not want that business or if they needed to specify that. Councilman Mickelson asked if they could set it up as a conditional use to exercise more control. He wondered if this type of business would be a hindrance to Nibley's retail zone. Councilman Larsen said he did not think it was retail and he thought it should be a conditional use. Councilman Jacobsen said he agreed and it should be put on the land use chart. Councilman Mickelson said they needed to address two issues; meat cutting and slaughter.

Councilman Dustin said he appreciated tonight's discussion.

Councilman Mickelson asked for an update on the water tank. Mr. Anhder said the water line is across the road and they have a green light all the way. The water tank construction has started. By the end of next week they will be laying rebar for the floor.

Mayor Knight read a letter from Carol Larsen that expressed appreciation for the landscape happening along the streets of Nibley.

The meeting was adjourned at 10:22 p.m.