

The Meeting of the Nibley City Council held at Nibley City Hall, 455 W. 3200 S. Nibley, Utah, on Thursday, February 21, 2013.

The following actions were made during the meeting:

OFFICIAL MINUTES OF THE MEETING

Minutes were taken by Assistant City Recorder Cheryl Bodily

Councilmember Jacobsen suggested the Council appoint and approve Councilmember Thayne Mickelson as Mayor Pro Tem to run and start the meeting until Mayor Knight arrived and seeing no objections, said it was so.

Call to order

Councilmember Thayne Mickelson called the Thursday, February 21, 2013 Nibley City Council meeting to order at 6:30 p.m. Those in attendance included Councilmember Thayne Mickelson, Councilman Larry Jacobsen, Councilman Shawn Platt, and Councilman Bryan Hansen. Mr. David Zook, the City Manager, and the City Planner, were also in attendance. Councilmember Cook was excused from the meeting and the Mayor intended to join the meeting later.

Councilmember Mickelson asked Alex Smith, a member of Scout troop 114, to direct the Pledge of Allegiance. After the audience recited the Pledge of Allegiance the remainder of Troop 114, that attended the meeting, introduced themselves. Additionally, members of Troop 106 introduced themselves.

Commissioner Kathryn Beus arrived at 6:38.

Budget Planning Workshop

Mr. Zook made a presentation on the purpose of this strategic planning session. He said he would like to come away from this meeting with a list of goals from the Council members and Planning and Zoning members present.

Commissioner Mark Lawver arrived at 6:44.

Mr. Zook said he wanted to come away with a different thought process about budget expenditures. He then discussed the city's guiding documents and what Nibley City did. Mr. Zook displayed the Mayor's 2012 goals.

Mayor Knight arrived at 6:56.

Mr. Zook discussed the public works projects, planning studies, and grants that had been received in the last year. He then reviewed the administrative and internal accomplishments of the last year. Mr. Zook shifted to upcoming department of public works projects and administrative projects.

Mr. Zook introduced Susie Becker, the Vice President of Zion's Bank Public Finance, a municipal consulting group, who was completing a comprehensive financial study for Nibley City. Mrs. Becker said she would project Nibley City's budget for the next twenty years.

Commissioner Bill Green arrived at 7:11.

Ms. Becker led discussions with the City Council and Planning & Zoning Commission in the following areas: Level of service and operating costs by department. Mayor Knight asked what recreation activities the public would like to see. Angelika Gardner, a Nibley Citizen, suggested providing ice skating opportunities for residents. Councilmember Jacobsen thought they should focus the economic development on more organic growth that provided local services to their residents. He also said he would rather see Nibley do more events throughout the year than to pack all their events into Heritage Days. Councilmember Mickelson liked the idea of local service providing to local citizens. Commissioner Beus started discussion on the budgeted money for Planning & Zoning Commission. Councilmember Hansen suggested that the new high school could be a unique gateway into Nibley. He would like to work with UDOT to enhance that space and create a unique entrance to Nibley.

Councilmember Jacobsen shifted the topic of discussion to streets and having a schedule to maintain the roads they had in Nibley. Mayor Knight said he would vote to increase that budget slightly as long as they were on track to maintain the roads indefinitely or at a smart level. Ms. Becker broke the discussion on roads down into categories and led the discussion to snow removal. Councilmember Platt discussed pre-treating the roads and asked if that would be a budget increase. Mrs. Gardner brought up issues with sweeping the streets of debris after the snow had melted and adding more lighting to 2600 South.

Councilmember Shawn Platt started discussion on the Public Words shop expenses. He noted that the new shop had been built and so the budget should go down. Mr. Zook said he thought that budget had spiked for that reason and should level out or go down. Ms. Becker asked for operating discussion. Councilmember Mickelson thought they could use a generator for city use during power outages.

Councilmember Mickelson said he wanted to talk about administration. He was surprised that had not increased more. He said as growth happened they would have to have that increase. He thought their current administration was covering their needs well but that it would need to be evaluated from time to time. Mr. Zook said from an administrative perspective he could use some more administrative support. He said the City Planner currently gave a great deal of administrative support but as she became busier as a planner he could lose that support. He also thought the administration in the public works department could use more support.

Councilmember Mickelson thought it had been a great asset to the city to have their own public works department completing city projects and hoped that could continue as long

as they could do them well and in a timely manner. Mr. Zook said some of their projects were RAPZ tax driven and would need to be prioritized.

Ms. Becker gave the City Council and Planning & Zoning Commissioners a few minutes to fill in their ideas and goals in the sections they hadn't gotten to during the discussion. Ms. Becker wanted the City Council and Planning & Zoning Commissioners to provide a priority ranking on levels of services by department. Ms. Becker collected those documents from Councilmember Jacobsen, Councilmember Hansen, Mayor Knight, Councilmember Mickelson, Commissioner Lawver, Commissioner Beus, and Commissioner Green.

Councilmember Platt left at 8:17 and returned at 8:19.

Mr. Zook said he wanted to get more specific. He reminded the City Council and Planning & Zoning Commissioners of previous discussion categories. He asked them to use these categories to sketch out their top ten goals.

Mr. Zook summarized their park discussion. He asked the City Council and Planning & Zoning Commissioners to discuss any further goals they had thought of in this area. Councilmember Hansen said he would like to put some time into the Morgan Farm. Mayor Knight liked the idea of more landscaped medians. Councilmember Hansen suggested utilizing the Stokes' Nature Park and Councilmember Mickelson noted it could be of use to the new high school. Councilmember Platt wanted more park use scheduling. Councilmember Jacobsen suggested a recreation department that could expand to conduct services and educating kids on different ways to recreate. Mayor Knight wanted to get the organized sports fields they needed built. Commissioner Beus suggested they diversify the types of sports they offered.

Next Mr. Zook summarized the Council's previous transportation discussions. He asked the City Council and Planning & Zoning Commissioners to discuss any further ideas they had thought of in this area. Commissioner Lawver said he would like to accelerate the development of 3200 on the West side. Mr. Zook noted that this was the unincorporated portion and they could discuss a partnership or annexation. Councilmember Mickelson thought transportation took care of itself and UDOT dictated some of those things. The City Council discussed a cross walk at 3200 South and highway 165. Mayor Knight wanted to tie in their trails to other trails in the valley; specifically calling out attaching to the River Walk Trail in Logan. Commissioner Lawver thought of traffic by the Charter School. Mr. Zook said he had met with the principal there today. They would be doing a traffic study and looking for other options. Mrs. Gardner discussed riding bikes on 2600 and requested designating an area for bikes on that road. Mayor Knight directed her to ride on the sidewalk.

Next Mr. Zook summarized their water discussion. He asked the City Council and Planning & Zoning Commissioners to discuss any further goals they had thought of in this area. Mrs. Gardner asked if the public could have wells in their yards. Mayor Knight said you had to have a permit and that it was very difficult to get a permit. Commissioner

Lawver discussed water conservation with new development. Mr. Zook said he would have information on a county wide conservation plan which projected how long their water would last in their city. Councilmember Mickelson said they had a lot of undeveloped water rights in the County. Mr. Zook said in the near future they would be discussion their water conservation plan.

Mr. Zook summarized the storm water discussion. He asked the City Council and Planning & Zoning Commissioners to discuss any further plans they had thought of in this area. Councilmember Mickelson thought they needed a clearer understanding with the canal companies and how their storm water impacted their system. He thought they needed to strengthen that relationship. Mr. Zook said he intended to clarify existing uses and move away from canals; to develop a regional system that did not use canals.

Mr. Zook moved to summarizing the public safety discussion. He asked the City Council and Planning & Zoning Commissioners to discuss any further goals they had thought of in this area. He said they were currently subsidizing their dog licensing requirements. Their animal control was costing more that they were charging for licensing. Mayor Knight suggested licensing goats. Mayor Knight talked about discussing all of their contracts and seeing if they were getting value for their money. He thought they ought to keep their ear to the ground and make sure they were getting what they were paying for and possibly changing contracts. Mr. Zook agreed that they may want to reevaluate their contract on fire services. Commissioner Beus discussed the speed limit at the Charter School. Mr. Zook said the speed limit was based on statute. If there was a 15 MPH difference in the school zone then lights were required.

The next area of discussion was economic development. Mr. Zook asked the City Council and Planning & Zoning Commissioners to discuss any further goals they had thought of in this area. Councilmember Hansen said he really believed they had an opportunity in working with the high school to develop a business center. He said it was an area that could be improved upon. Mayor Knight said an access management agreement needed to be agreed upon. Councilmember Hansen said they had the opportunity to create the lead and tell them what they wanted to create and work with the planners. Mayor Knight said Millville City was having these discussions too. Councilmember Hansen asked if they were competing with Millville and relayed discussion he had with a member of the school board. Mayor Knight asked if they should talk with the school district with an incentive type approach. The City Council and Planning & Zoning Commission discussed the property surrounding and adjacent to the proposed new high school. Councilmember Jacobsen said they needed to do this the right way and discuss the planning with the landowners first; they had to get stake holders to the table. Mr. Zook said he understood from the discussion held that they wanted to be engaged in the process and helping to drive it in a way that was safe and responsible and in line with the community.

Councilmember Platt left at 9:26.

Councilmember Hansen said none of them were going to go in and force anyone to sell their land. Councilmember Mickelson and Councilmember Hansen thought they were at a place that they could bring the landowners in and help them with the planning process. Councilmember Jacobsen said a 2600 plan was a priority over the City Center plan.

Mr. Zook moved to their previous discussion on the general plan. He asked the City Council and Planning & Zoning Commissioners to discuss any further goals they had thought of in this area. Mayor Knight said they would have a land use workshop in one month and he thought from that they would understand if they needed to revisit the general plan. Councilmember Hansen would like to see the Fuhrman property annexed into Nibley. He said it would be a beautiful entrance into Nibley. Mayor Knight thought a good topic would be annexation north.

Mr. Zook asked the City Council and Planning & Zoning Commissioner to suggest any other goals they had in mind for the city. Mayor Knight thought they ought to actively plan for and put money toward enhancing the entrances to Nibley. He discussed the different entrance location. Councilmember Hansen thought they should focus on the 2600 entrance as a gateway to Nibley City. Mayor Knight also suggested a median on Highway 165. Councilmember Hansen suggested updating their website; he knew it was an ongoing process. He also suggested updating Wikipedia. Councilmember Mickelson thought it would be iconic to the city to name streets instead of just numbering the streets. Commissioner Beus thought her subdivision lacked a striking entrance. She thought they could put that into their subdivision ordinance. The City Planner said they had talked about requiring subdivision developers to landscape their entrances. Commissioner Green said he was not for naming streets. Councilmember Jacobsen agreed and said Brigham Young had it right. Councilmember Hansen said he would really like to utilize the river. Mayor Knight remembered a "Welcome to Nibley" flyer that gave information on and the history of Nibley.

Mr. Zook asked everyone to write their top 10 priorities during the meeting and asked them to prioritize the remaining items. The City Council and Planning & Zoning Commissioners were given time to do this and Mr. Zook collected their lists.

Councilmember Jacobsen made a motion to approve the executive session and regular meeting minutes of February 7, 2013. Councilmember Hansen seconded the motion. The motion passed 3-0; with Councilmember Jacobsen, Councilmember Hansen, and Councilmember Platt in favor. Councilmember Mickelson abstained from voting due to absence from the meeting.

Councilmember Platt returned at 9:47.

Councilmember Hansen left at 9:53 and returned at 9:55.

Councilmember Mickelson made a motion to adjourn to executive session to discuss the Purchase of Real Property Pursuant to Utah Code 52-4-205. Councilmember Platt seconded the motion. The motion passed unanimously 4-0; with Councilmember

Mickelson, Councilmember Platt, Councilmember Jacobsen, and Councilmember Hansen all in favor.

The public meeting adjourned to executive session at 10:08 and returned from executive session at 11:46.

The meeting was adjourned at 11:46.