

The Meeting of the Nibley City Council held at Nibley City Hall, 455 W. 3200 S. Nibley, Utah, on Thursday, August 7, 2014.

The following actions were made during the meeting:

Councilmember Whittaker motioned to approve the Final Plat for Phase 3 of Maple View Estates Subdivision contingent on the change of configuration of the storm drain to go due west; dedication of conservation area 4 to Nibley City following development; and the dedication of the 10 foot land easement along 10th west to be maintained by Nibley City following development. Councilmember Hansen seconded the motion. Councilmember Jacobsen was in favor, Councilmember Whittaker was in favor, and Councilmember Hansen was in favor. The motion passed unanimously 3-0.

OFFICIAL MINUTES OF THE MEETING

Minutes were taken by Assistant City Recorder Cheryl Bodily

Mayor Shaun Dustin called the Thursday, August 7, 2014 Nibley City Council meeting to order at 6:30 p.m. and led the audience, staff, and Council members in the Pledge of Allegiance. Those in attendance included Mayor Shaun Dustin, Councilmember Larry Jacobsen, Councilmember Amber Whitaker, and Councilmember Bryan Hansen. Councilmember Carrie Cook was excused from the meeting. Mr. David Zook, the City Manager, and Shari Phippen, the City Planner, were also in attendance.

Call to order; approval of agenda; and approval of the 2014 meeting minutes

Councilmember Jacobsen made a motion to approve the 7-3-14 meeting minutes and the evening's agenda. Councilmember Whittaker seconded the motion. The motion passed unanimously 3-0; with Councilmember Jacobsen, Councilmember Whittaker, and Councilmember Hansen all in favor.

Discussion and consideration of Final Plat for Phase 3 of Maple View Estates Subdivision

Miss Phippen described the final plat for phase 3 of Maple View Estates subdivision. She said the design of this phase was in compliance with what was approved at the preliminary plat. Miss Phippen reminded the City Council that in exchange for open space the developer was given extra density as a trade off as a condition of the conservation subdivision. Miss Phippen relayed the concerns the Planning & Zoning Commission had expressed saying they were concerned with the location of a storm drain line and felt it should be relocated and cut strait left. Miss Phippen said this had been discussed with the developer and they had agreed to move the line. She said the relocation of the storm drain line would not affect the configuration of lots. Miss Phippen said conservation area 4, along the eastern area of the property boundary, would be dedicated over to the city as a condition of the maintenance plan of the conservation

subdivision and open space requirements. She said the conservation areas were in line with the submitted maintenance plan that was approval at preliminary plat.

Kim Datwyler, with Neighborhood Non-profit Housing Corporation arrived at the meeting.

Miss Phippen and she didn't believe there was anything that would prevent this plat from receiving final approval. Miss Phippen said the Planning & Zoning Commission had recommended final approval which was her recommendation as well.

Councilmember Jacobsen asked about the notes from the city engineer regarding the storm drain line and infrastructure. Miss Phippen said the engineer had coordinated with the developers engineer on the relocation of the storm drain line. Councilmember Jacobsen asked for clarification on who would own the open areas in the subdivision. Miss Phippen said conservation area 4 and a ten foot landscape easement along 10th west would be dedicated and owned by the city. She said the ten foot easement would be developed by the developer and then turned over and maintained by the city. Miss Phippen said the only conservation land that would not be turned over to the city was the building lot that the storm drain ran through which would be owned by whomever purchased the conservation lot.

Councilmember Whittaker made a motion to approve the Final Plat for Phase 3 of Maple View Estates Subdivision contingent on the change of configuration of the storm drain to go due west; dedication of conservation area 4 to Nibley City following development; and the dedication of the 10 foot land easement along 10th west to be maintained by Nibley City following development. Councilmember Hansen seconded the motion. Councilmember Jacobsen was in favor, Councilmember Whittaker was in favor, and Councilmember Hansen was in favor. The motion passed unanimously 3-0.

Council and Staff Reports

Councilmember Jacobsen said he felt there was some unresolved business regarding the Planning & Zoning Commission and the approval of subdivisions and master plan conformity especially with regard to the Transportation Master Plan. Councilmember Jacobsen said he would be requesting time with Planning & Zoning Commission at their next meeting to discuss how the City reviewed and resolve subdivision approvals. He felt this was a good time to "take stock" of their process and what their subdivision approval process meant in light of the interpretation to a very specific piece of State code. Miss Phippen said she would be happy to do this but would be out of town until shortly before the next Planning & Zoning Commission meeting. She said she was completely in favor of the discussion taking place but asked if there was any preparation that would need to take place and requested that Councilmember Jacobsen wait for the second Planning & Zoning Commission meeting in August to ensure that she could be present for the discussion. Miss Phippen discussed that the meeting would be advertised as a joint Planning & Zoning Commission and City Council meeting. Miss Phippen requested Councilmember Jacobsen send her information on what he would like to discuss at the

August 27 Planning & Zoning Commission meeting so that she could prep the Planning & Zoning Commission members and let them know what would be going on.

Miss Phippen was excused from the meeting at 6:45.

Councilmember Whittaker asked for information on the Zumba classes she had seen advertised around the city.

Councilmember Whittaker ask for the status of the flow chart and job descriptions for the administrative staff that the Council had requested in March. Mr. Zook said he could get those to her the next day.

Councilmember Hansen said so far they had only received 14 participants for the upcoming Scarecrow Festival and said he felt if they didn't have at least 10 more participants then they would go ahead and cancel the event. He said he would accept sign-ups until Friday, August 15. Councilmember Hansen said he still intended to hold the Read-a-Thon between Nibley's three elementary schools. Mayor Dustin and Councilmember Hansen discussed particulars regarding the Scarecrow festival and Mayor Dustin felt he could find participants.

Mayor Dustin reported on the sewer.

Mayor Dustin said there would be a city party on the 21st for all employees. Mr. Zook said it would be at 6:00 p.m. at Heritage Park on Thursday, August 21 and he felt they could delay their City Council meeting until 7:30 p.m.

Mayor Dustin and Mr. Zook reported on filling the Nibley City Public Works Director position.

Mayor Dustin reported on the highway 165 and 3200 South intersection.

Mayor Dustin reported on the bridge at highway 165 and 2600 South. He discussed that he would like to request an easement for instrumentation and said that may cause a conflict of interest. Councilmember Jacobsen said he also felt he had a conflict of interest. He felt Campbell Scientific wouldn't gain financially but it could be a mutually beneficial if they could place their instrumentation which would then provide data to Campbell Scientific and Nibley City. The proposal would be if Campbell Scientific could use the bridge as a test bed and provide data to Nibley City that might maintain the bridge. He felt structural information would be beneficial to the city. Councilmember Whittaker asked if there would be other vendors that would be interested in doing this. Mayor Dustin felt there wouldn't be any that would want to do this for free. Mayor Dustin stepped down from the City Council dais and moved to the public podium. Mr. Dustin said there would be no cost to the city. He said hadn't approached anyone at Campbell Scientific but felt they would be looking at a \$30,000-50,000 investment from Campbell Scientific in terms of time and instrumentation. He said this was an opportunity for him to see what was going on with the bridge professionally and would get a lot more

out of it professionally than he would as a public figure. Mr. Dustin asked if this was something the City Council wanted to consider. Councilmember Whittaker said to avoid the perception of a conflict of interest that they should offer the opportunity to other bridge monitoring competitors. Corlyss Drinkard said she felt this should be a question posed to the city attorney. Mayor Dustin returned to the City Council dais.

Mayor Dustin reported on a tour taken with Mr. Zook of Nibley's green space. He said the city had a lot of green space but felt that it would soon begin to impact Nibley's budget. Mayor Dustin said the areas had been freshly mowed but that they would need to take better care of it.

Mr. Zook reported that online reservations were now up and running for Nibley Citizens.

Councilmember Beus arrived at 7:05.

Mr. Zook reported on a reverse 911 system that the city was pursuing. He said this service would allow them to message citizens in the case of an emergency for a flat yearly fee.

Mr. Zook reported on the August 21 summer employee appreciation party at 6:00 p.m. at Heritage Park. He discussed activities and the possibility of using the new Frisbee golf course.

Mr. Zook relayed a discussion held with the Cache County Emergency Services Authority about housing their ambulance. He said if they were to move their ambulance site to Nibley then there would be improved emergency services to Nibley. He said the CCESA paid 1,000/mo. to house the ambulance. Mr. Zook discussed a house that was for sale down the road from Nibley City Hall and Councilmember Hansen suggested using the historic City Hall as a housing site.

Mr. Zook reported on damage from wind to a Nibley City Park bowery at 3200 South. He discussed the Public Works department had found that they should repair the entire roof because of some rotten wood. Councilmember Hansen said some citizens had suggested the water pump by that bowery be switched over to a drinking fountain because of water collecting in the area. Mr. Zook also discussed the relocation of the swing sets at that park.

Mr. Zook reported on the Nibley City Master Plan update. He said Nibley had solicited proposals from a few companies and had heard back from the Community Impact Board (CIB) that they had accepted the Nibley City grant application and Nibley was scheduled to go before the CIB board in September.

Mr. Zook reported on the agreement with the Blacksmith Fork Canal Company. He said they were waiting on their approval which would then be brought to the City Council for approval.

Mr. Zook reported on the new vendor for posting Nibley City codification. He said the new system was almost up and running.

Mr. Zook reported on a discussion held with the school districts engineers about the bridge at 2600. He said UDOT's bridge department had agreed to help Nibley City with bridge inspections. Councilmember Hansen asked about swapping park property. Mr. Zook said this was related to the high school property in North Logan. Mr. Zook said as it stood now, if the money became available then Nibley they would need to purchase other land in the city for park development. He said they were still in the running for the money but it wouldn't become available for several years. Councilmember Hansen asked if they would be bringing in fill dirt for the north and south of 2600 South between highway 165 and the river. Mr. Zook said they would have to get approval from the Army Corps of Engineers because they would be filling in the floodplain and removing capacity from the river.

Councilmember Beus discussed an incident involving the Hyrum fire department where she realized the department didn't have access to GPS. She felt with Nibley's layout that they could consider providing GPS to the fire department. Mayor Dustin said he had been contacted from emergency services personnel and it had been occurred to him that Nibley City should have an emergency services plan. He said Councilmember Beus suggestion was very timely. Councilmember Jacobsen said he liked the idea of the planning but would like to see a proposal for a GPS from the department. There was consensus from that City Council that they should try to provide GPS to the Hyrum fire department.

Councilmember Beus requested the city make sure contact information is accurate.

Councilmember Jacobsen reported on the experience he had at Relay for Life held at Heritage Park in Nibley City. He said Heritage Park was a wonderful venue for that event. He asked if there had been fallout from the event. Mr. Zook said the event had been very successful and that the city had only gotten positive feedback. Councilmember Jacobsen suggested they continue to use Nibley City parks for those types of events.

The meeting was adjourned at 7:35 p.m.