

NIBLEY CITY COUNCIL  
CITY COUNCIL MEETING THURSDAY, November 16, 2006

Minutes taken and prepared by Deputy Recorder Kerry Bringhurst.

Mayor Knight called the Thursday, November 16, 2006 Nibley City Council Meeting to order at 6:00 p.m. Those in attendance included City Council Members Bryan Hansen, Jay Harrison, Scott Wells, and Scott Larsen. City Manger Larry Anhder and City Planner Conley Thompson were also in attendance. CouncilmanThayne Mickelson was excused. Scott Wells arrived later in the meeting. The meeting took place at the Nibley City Hall, 625 West 3200 South

The following motions were made during the meeting:

**Councilman Hansen made a motion to approve a resolution appointing Scott Larsen to the County Mosquito Abatement Board of Trustees. Councilman Harrison made a second to the motion which was approved unanimously.**

Councilman Wells made a motion **to approve Ordinance 06-13 Amending allowable activities in drinking water source protection areas with changes to include approval by the council of septic tanks on property further than 300 feet from a city line as outlined in the ordinance.** The motion was seconded by Councilman Hansen and was approved unanimously.

**Councilman Bryan Hansen made a motion to approve the payment of \$3300.00 for the purchase of easement lines for the city sewer system along 2600 South. Councilman Wells made a second to the motion which was approve unanimously.**

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**Item 1: Approval of Previous Minutes and Evening's Agenda-**

Councilman Bryan Hansen made a motion to approve the minutes with necessary changes and the evening's agenda with Jay Harrison making as second to the motion which was approved unanimously.

**Item 2: Reappointment of Scott Larsen to the County Mosquito Abatement Board of Trustees.**

Mayor Knight thanked Councilman Larsen for his previous years of service on the board and asked that he continue his service in behalf of Nibley City.

**Councilman Hansen made a motion to approve a resolution appointing Scott Larsen to the County Mosquito Abatement Board of Trustees. Councilman Harrison made a second to the motion.**

During discussion Councilman Larsen asked if the city meant to have the appointment attached to a position on the city council. Mayor Knight said he and Mr. Anhder have discussed that matter and they both feel having a council member represent the city provides for a better method of communication with the board.

Mayor Knight asked for a vote on **the motion by Councilman Hansen to approve a resolution appointing Scott Larsen to the County Mosquito Abatement Board of Trustees. Councilman Harrison made a second to the motion, which was approved unanimously.**

6:10 p.m. Councilman Scott Wells arrived.

**Item 3: Rod Elwood- Presentation about sewer collection system and Nibley Parks Department.** Mr. Elwood presented information to the council about the city's sewer system. There is a contract to have the system cleaned yearly. Mr. Elwood said one third of the lines will be video monitored regularly to determine if repairs are needed or problems are detected. Mayor Knight suggested notifying residents of the possible need to have private lines cleaned or monitored. Mr. Anhder said a notice could be included in the newsletter. Mr. Elwood said the flooding of some basement where water is going through the floor drains has been a problem this year. Mr. Anhder said the cost to remove ground water that has been flushed into the system is a concern. Mr. Elwood suggested making the public aware of this problem and other concerns would help reduce problems with the city sewer system.

Mr. Elwood talked about work in the parks department. He said park projects are progressing and work continues on the playground equipment for the park at 3200 South and the equipment at 800 West, however the installers are not working as quickly as the city would prefer. He said at least one soccer field will be ready by next spring on the 800 West park. The concrete for the bowery has been poured and the structure should be underway within two weeks. The historical site will be developed in the future. The north portion of the park will have a sports court for tennis and basketball with a baseball diamond. Mr. Elwood said once the south area of the park is completed

the parks department will come before the council with a more detailed plan for the north portion of the park. The council expressed their approval of the design of the entrance sign to the park. Councilman Hansen asked Mr. Elwood if the parks department would consider finding a way to incorporate a similar sign design for other parks in the city? Mr. Elwood said that is a proposal that could be considered.

Shadowbrook Neighborhood Park is also a project parks employees are working to complete. Mr. Elwood asked the council to be prepared to address future requests for equipment to help maintain and care for the city's park and recreation needs.

Councilman Wells asked Mr. Elwood about the placement of mini-parks in the city. Mr. Elwood said he would like to meet with Mayor Knight to help develop an outlined plan for future parks and land acquisition matters. Councilman Larsen said a parks plan is needed, but before that time he will meet with Mr. Elwood to review and outline a plan for consideration to help improve park needs in Nibley.

Concerns that Mr. Elwood has in regards to parks, includes the need to have someone serve as director of the parks programs. He suggested this individual be responsible for the scheduling of athletic programs and the use of the facilities.

The council expressed their appreciation to Mr. Elwood and his staff for their work in regards to maintaining city facilities.

**Item 4: Discussion about Dee Gibbon's property.** Mr. Anhder explained that a review of a proposal for development on the Dee Gibbon's property revealed a portion of the property is a dedicated open space from the original Elk Horn Subdivision Plat. Mr. Gibbon's has approached the city about a possible purchase of his property by Nibley city. One aspect of the property is the possibility of acquiring a nearby barn that has been identified by folklorists with the Bear River Association of Government for possible historic preservation. Mr. Anhder said there are several options that could be considered, one of which would be to subdivide a portion of the property to help offset the costs of helping preserve the barn, which he says is well built and in good condition. With the council's interest, Mr. Anhder said he would continue discussion with Mr. Gibbon's regarding cost of the property and the means for making it possible to develop a portion of the property. Mr. Anhder recommends if purchased, the remaining land be returned to a pasture land that will provide open space. Mr. Anhder introduced to the council Mrs. Lisa Duskin Goede who is a folklorist and is working with the Bear River Association of Governments to preserve barns in the area. She explained to the council her interest in seeing the barn preserved not only to maintain the integrity of the barn, but as an historic focal point for Nibley and Northern Utah. Having a survey to determine if the barn is safe and stable is something that will be needed, according to Goede who said there are grants and funding available for preservation of barns and the nearby dedicated open space. Mrs. Goede said she would be willing to provide photographs and interviews she has gathered in relation to this barn in an effort to have it serve as an historic museum or other public facility. She suggested the barn could be listed on the historic register and could be a wonderful gem and highlight to Nibley City. Mr. Thompson asked if it would be possible to make some improvements to the interior of the barn if the city wanted to hold public events, such as a barn dance. Mrs. Goede said she believes changes to the interior can be made as long as the exterior is preserved.

Councilman Harrison also suggested considering purchasing Mr. Gibbons home as well for possible use as a community center or other options. A walking trail, petting zoo, and other ideas for the area were also discussed. Mr. Anhder said there are a number of possibilities for beneficial ways to use the land and the buildings. However, Mr. Anhder is concerned about how the city would afford to purchase the land. Councilman Larsen said he likes the idea of preserving the land and leasing it for agricultural use to help cover the cost of the acquisition should the city choose to make the purchase. He would also support keeping the land as open space.

Mrs. Goede concluded her presentation thanking the council for their time and interest in the project. Mayor Knight expressed appreciation for her information. She then took leave of the meeting.

**Item 5:** Ordinance 06-13 Amending allowable activities in drinking water source protection. Mr. Anhder read the ordinance and asked for comments from the council. Councilman Larsen suggested the ordinance include wording requiring a review by the council of any requests for placement of septic tanks as outlined in the ordinance.

Mayor Knight asked for a motion on the ordinance.

**Councilman Wells made a motion to approve Ordinance 06-13 Amending allowable activities in drinking water source protection areas with changes to include approval by the council of septic tanks on property further than 300 feet from a city line as outlined in the ordinance. Councilman Hansen made a second to the motion.**

During discussion Mr. Harrison said he has been contacted by Mr. Black, who has met with the council about concerns he has related to changing the ordinance to amend what can take place in the water source protection areas. Mr. Anhder said if he would like, Mr. Black could appeal the council's decision with the district court. Mr. Harrison said he understands Mr. Black to be concerned with the process in which the council made the decision, however, Councilman Larsen said approval of the request by Nate Zollinger to locate a septic tank in the drinking water source protection area was contingent on the council's review and possible changes to the ordinance. Mr. Anhder agreed that the process was appropriate.

**Mayor Knight asked for a vote on the motion to approve Ordinance 06-13 Amending allowable activities in drinking water source protection areas with changes to include approval by the council of septic tanks on property further than 300 feet from a city line as outlined in the ordinance, which was approved unanimously.**

**Item 6:** Discussion and Approval of payment for easement for sewer lines. Mr. Anhder said he has been negotiating for the purchase of easements for sewer lines along 2600 South where the Glen Hansen property is located. Mr. Hansen is requesting the city purchase the 473 feet portion of property at \$5.13 cents a foot. Mr. Anhder recommended approving the payment of \$3,300.00 to Mr. Hansen for the purchase of the property.

**Councilman Bryan Hansen made a motion to approve the payment of \$3300.00 for the purchase of easement lines for the city sewer system along 2600 South. Councilman Wells made a second to the motion which was approve unanimously.**

**Item 7:** Planning & Zoning Commission's Report - Mr. Conley Thompson updated the council on Planning and Zoning actions as outlined in their minutes.

**Item 8:** City Council Reports

*Bryan Hansen:* Councilman Hansen has arranged for a City Christmas Celebration Saturday, December 9th from 1-3 p.m. at Little Wonders Preschool. The indoor playground, kitchen facilities, and other amenities will be available to residents free of charge. Activities will include refreshments and storytelling by city royalty.

The city employee Christmas Party is schedule for Thursday, December 7th following a shortened city council agenda. The council will hold a council meeting on December 21, 2007.

In other matters Councilman Hansen said Shannon Rhodes would like to coordinate a community contest for festive decorations. The city royalty will judge the lighting and Councilman Hansen said gift certificates will be awarded. Mrs. Rhodes would also like the city royalty to help organize a city cleanup day in the spring.

Former Nibley City resident David Wallace would like the city to help sponsor a men's baseball team. The cost would be \$1,200.00 for the league. Mr. Anhder said the field and lighting for such games could be costly. The council asked Mr. Anhder to contact other cities to determine the cost of such a commitment. However, many of the council expressed interest in providing recreation projects for the youth of Nibley, rather than a men's league. There are benefits of recognition to the city, and Mr. Wallace has a business in Nibley that is also a benefit. Mayor Knight suggested informing Mr. Wallace that at this point the city does not have the facilities and finances to fully support the league. Councilman Hansen suggested making a donation of \$100.00 toward the league. Mayor Knight was concerned such a donation would lead to additional requests from similar organizations.

Councilman Hansen met with Hal Fronk and residents of Hollow Road interested in learning more about Mr. Fronk's Blacksmith Fork Subdivision project. There is concern by neighbors in the area that the road is experiencing too much large truck traffic and that the road will see damage as a result. Councilman Hansen said he felt the meeting was helpful.

**Jay Harrison:** Nothing to report.

**Scott Wells:** Nothing to report.

**Scott Larsen:** Nothing to report.

**Item 9: City Manager's Report-** Mr. Anhder asked if Nibley City would be interested in selling advertisement space in the city newsletter to help offset the cost? Councilman Hansen said he believes there would be interest and would promote business in the community. Councilman Larsen said he does not like the idea.

In other matters, Mr. Anhder updated the council about previous water billing problems. With the latest audit there is indication that several thousands of dollars have been lost as a result of what he feels was more incompetence, and not fraudulent action by the city's previous water meter reader. Mr. Anhder said there is a strong difference of opinion between the city and the auditor on how much was lost by the water department. The problem has been resolved when it comes to covering the city's losses. The matter will be noted in the financial report and there is potential for rumors regarding city loses. Mr. Anhder wanted to make the council aware of the situation.

RFP's for possible contracts for help with a Nibley City General Plan should be reviewed in the near future according to Mr. Anhder who said he is pleased with those who have shown interest in the project.

**Mayor Knight's report-** Mayor Knight reported that he and Mr. Thompson have been reviewing efforts by a USU group to establish walking trails throughout the area. Mayor Knight said he would be happy to discuss what has been proposed along the Blacksmith Fork with those who are interested. He did say the plan does not include any trails in Nibley City.

**Item 11: Adjourn.** Councilman Larsen made a motion to adjourn at 8:15 p.m. Councilman Wells made a second to the motion which was approved unanimously.

Signed \_\_\_\_\_  
Mayor Pro-Tem (Jay Harrison)

Attest \_\_\_\_\_  
Assistant Deputy Recorder