

The Meeting of the Nibley City Council held at Nibley City Hall, 625 W. 3200 S. Nibley, Utah, on October 16, 2008.

OFFICIAL MINUTES OF THE MEETING

Minutes were taken and prepared by Assistant City Recorder Cheryl Bodily

Mayor Gerald Knight called the Thursday, October 16, 2008 Nibley City Council meeting to order at 6:00 p.m. Those in attendance included Mayor Gerald Knight, Councilman Scott Larsen, Councilman Larry Jacobsen, Councilman Bryan Hansen, and Councilman Shaun Dustin. Councilman Thayne Mickelson was excused from the meeting. Also in attendance were Larry Anhder, City Manager, and Shari Phippen, Zoning Administrator.

Item 1: Approval of evening's agenda and minutes of October 2, 2008 meeting.

Councilman Hansen motioned to approve the October 2nd minutes and the agenda. Councilman Jacobsen seconded the motion. Councilman Larsen motions amend and submit his changes. Councilman Jacobsen seconds the motion. The motion to accept Councilman Larsen passes unanimously. The vote then goes back to approving the minutes as changed and the agenda, which also passes unanimously with Councilman Larsen, Councilman Jacobsen, and Councilman Hansen all in favor.

Councilman Dustin arrives at 6:04

Mayor Knight states the gentleman that they had coming to talk to them about multi-family residences was not able to be present. Councilman Larsen moves to suspend the agenda. Councilman Jacobsen seconded the motion. The motion passes unanimously with Councilman Larsen, Councilman Dustin, Councilman Jacobsen, and Councilman Hansen all in favor.

Item 2: Critical Lands Committee presentation to the Council concerning the election in November and dedicating tax proceeds to acquire a conservation easements.

Dave Ratefield is present representing the Critical Lands Campaign Committee. Joe Fuhriman is also present. Dave states this is a volunteer program where the property owners sell their development rights and leave the property in its present use. The example of a proposed easement is the 256 acres that include the Fuhriman farm. Should an easement be in place it could become a historic farm with trail and picnic areas. It also serves as a buffer between Nibley, Millville and Logan. This is not a stop development tool. It is a balance development tool. If it passes the county comes up with a citizens group and they will come up with a scoring table and whatever is highest on the list will be funded. Mayor Knight asks what the length of the bond is. Dave states 20 years. Councilman Larsen asks who audits it. Dave states usually the Department of Agriculture. Councilman Jacobsen asks how they justify spending public funds to conserve property that sometimes does not have public access. Dave states that will be negotiated with the easement. Public access is deemed critical in this bond. Trails are

included in this bond. Councilman Larsen asks if the property can be sold in the future. Dave states yes, they would be buying a farm not a piece of land they can develop.

Item 3: Mountain States Lighting presentation concerning street lighting fixtures and street side standards for the display of banners, etc.

Councilman Hansen states idea is to come up with a lighting plan and possibly implement it in phases. Ted Maestas, regional manager of Mountain States Lighting, is present. His company saw a need for cities and outdoor lighting. He wanted to come before the city council to see what the real needs of the city are and what their criteria is. Mountain States Lighting provides services to cities which include design, master planning, lighting ordinance issues, lighting layouts, specifications, contract coordination, and inspections at no cost to the city. They hope to sell their products. Because they do manufacture in Utah their transportation cost are down. They have done the lighting and banner poles in main street Logan. He would like to opportunity to continue with this project. Ted Maestas states they come to the city or organization and come up with a design, then they take it out to bid. Then the bids are open and the council looks at what options and services available. Councilman Jacobsen ask what the specific scope on this project is and who is the point of contact in the city. Councilman Hansen is the point of contact and states the scope would be lighting along 3200 south entrance to 165, some of the major intersections within Nibley. The idea is putting this into a plan and breaking in to phases. He really likes the idea of signage and broadcasting ideas to the city. Mr. Anhder states it would go a long way to create identity, this would be wonderful for the city especially in establishing identity. Mayor Knight states it can grow into a lighting ordinance. Councilman Hansen recommends putting together a committee that could come up with concepts addressing all the different areas in the city and put priorities to it with a phase plan that includes costs. Councilman Larsen states he likes the ideas but his concern is the cost. He would like to finish projects such as 3200, so that they can decide the best possible lighting options. He does not think they are ready to jump into it. Mayor Knight asks Councilman Hansen to head up the committee.

Item 4: Consideration and discussion about design standards for multi-family residences.

Mayor Knight states they wanted to bring in Jim Carter to help with this discussion. He was not able to make it to this meeting and is scheduled to come the next meeting. The council decides to put off discussion until the next meeting.

Item 5: Discussion of proposal to build a community center/community meeting room in conjunction with the new Nibley Elementary school.

Scott Theobald, with the Design West was present for this discussion. Councilman Hansen states in discussing ideas with the school district about coordinating with the city for a mutli-use facility they were open to the idea. Councilman Hansen, the Mayor, Councilman Larsen, and MR Ahnder met with the superintendent and asked if they could do the same thing that has been done at the Mendon school and he was amenable. They have blocked off the hallways so that you can have access to the building without having access to the classrooms. They wanted to expand the music room into a multi-purpose room that could be used by the city for things such as city council meetings. There would

be a separate entrance and they have moved the council chambers to one end of the room that would be separated by a divider. There is handicap access and a storage room. As for the school itself they were open to using the library, gyms, the stage and in terms of the overall cost the city would be paying for is the additional footage and additional amenities. Councilman Larsen states that the superintendent was very amenable to working with the city and sharing the space even without the additions. There are features such as the stage and lighting and sound system that they did differently because the city was going to be utilizing it. Councilman Hansen states there are a lot of elements here that can update the city. Councilman Larsen asks how much additional square footage they are considering. Councilman Hansen quotes about \$175 per additional square footage. Councilman Jacobsen asks about the business relationship between Mendon and the Cache County School District. Councilman Larsen states the superintendent said they can utilize the facility but the city will have to pay for any upgraded amenities. Councilman Hansen states the biggest plus to him is this will allow the city to grow and use the current City Hall for offices. Councilman Jacobsen asks how much of this falls to the principle. Mr. Anhder states he is in favor of the idea but thinks this is too small and that the city council should not be meeting in an art room. He encourages the council to consider a much larger, more separate and distinct entity for the council room. Councilman Larsen envisions a separate area for the Council room and then sharing the gym, library, etc. Mayor Knight states we need more specifics on costs. Councilman Dustin states 175 per square foot is fair but not a bargain. If they are considering a large addition then they should just consider building another building. Mayor Knight states but that does not include a parking lot. Councilman Dustin states the bargain comes from sharing space not adding to it. He thinks it is a good idea but suggests sitting down and determining what our needs are. Councilman Jacobsen thinks it ought to be driven by a need. If they are co-owners/co-opters in this, so they have a say in it, he is all for it. Scott Theobald states you need to come up with what you feel your needs are and they would like to come up with a way to suit the city's needs also. The plans can be modified at this point. Councilman Hansen is concerned with the current parking area at the current City Hall. There would be a complete full parking area at the school. Councilman Dustin would like to take into consideration the atmosphere of the meeting room. Scott Theobald comments this school was specifically design to separate school use from community use. That would take most of the concerns the principle has out. The school also wants to enhance the community's identity and is interested in the lighting design and other standards the city has. Mayor Knight directs Councilman Hansen to determine the city's need.

Item 6: Discussion of Utah League of Cities meeting—of things learned and ideas worth consideration in Nibley.

Councilman Hansen states in terms of communication he was interested in a city blog. He was interested in transitioning the farmers market to the new school facility. They talked about small community/fast growth. He would like to see the possibility of working with developers, and developers paying for trails that connect linear spaces together. He was intrigued by Saratoga Springs and some of their ideas. They have developed their city through their application forms and processes. He would like to take a look at their forms. He was interested in an economic development plan, specifically recruiting and

communications tools, promoting, incentives to new businesses and advertising options. He noted ideas on dealing with the press and making sure their ideas and statements are clear and concise and controlling and maintaining an interview.

Councilman Jacobsen states he got the most out of the conservation subdivision workshop. The points he got from that are 1-locate the open space first. When they consider the open space they considered CEDAR.

- C—cultural value
- E—ecological value
- D—development value
- A—agricultural value
- R—recreational value

If it doesn't have value under one of those categories then it is not considered worthwhile open space. 2-Locate the houses, locate transportation to and from those houses, and then they draw the lot lines. He noted "uniform lot size equals death of open space" from the session. He noted the in conservation easements it was recommended that they have a third party in that relationship that is responsible for managing and auditing. He was interested in tools for small town planning.

Councilman Larsen attended the first session, which was the Art of Decision Making and made note that to make correct decisions you must make decisions correctly. The methods of our decision making produce the decisions, the decisions produce actions, actions result in outcomes. In essence our methods bring about the outcomes. Don't make decisions that are non-critical. Decisions and decision vocabulary matter. He attended a session on working with consultants and noted if it is used as an extension of staff to a specific need it creates problems. It is easier to ask for a one time budget than make a long-term commitment. He attended a session on integrity with 13 points and noted if we are conveying a false impression we are not telling the truth. He attended a session on open-space and conservation subdivisions. He states they should look into software and new books and training. He attended a session about zoning and the things they need to look at in their code are things that would help them be more creative in their subdivisions such as, creating incentives. Councilman Larsen noted remove obstacles that allow solar panels and clothes lines, a wind map, credits for community gardens, requiring fruit trees, allowing raising animals and fowl, and raising gardens in the front yard. He is not necessarily in favor of those things but thinks they are things they need to start looking at. In terms of conservation he took note that conservations is considered half or more of the buildable land.

Mayor Knight noted Jeffrey Culvin, he indicated the advantages of an organization are the its people, cultures, and relationships. People are the scarce resource. Manage the human resource. Evaluation is to be daily. Jeffrey Culvin also mentioned G.E. Jack Welch, who stated fire the bottom ten percent every year. Mayor Knight noted that people want to know their organization is succeeding. He champions becoming more visible to the community, which gives people the impression that they are succeeding. He

asks for input on how they can make sure their organization is succeeding. Mr. Anhder states identity. Ms. Phippen suggests the blog. Councilman Jacobsen states their name need to be on the building with the co-op with the school building. Mayor Knight notes Ken Robinson talking about creativity. He talks about original ideas that have value. How creative are you? How intelligent are you? How are you intelligent? Farmers don't make a plant grow. They provide the things that make a plant grow. Mayor Knight attended a panel discussion that talked about what services a government must provide and noted a statement that if you can find it in the yellow pages, contract it out, the city shouldn't be in the business. Mayor Knight states they said if you are worried about HOA's then form a special improvement area.

City Managers Reports

The Gardner house will be closed the first part of next week. Mr. Anhder has asked Rod Elwood to look at the half acre and make some proposals for that area. He is proposing they winterize the home and close it for the winter. Pete Riggs, who owns the farm on 3200 S. across the road from the school property, has asked to build a fence and would like the city to participate and would like it made of a material that would block the snow and wind. If the city will buy the fencing material he will install it. The council is against doing that. He reminds the council they can request quarterly financial report more often. For the first quarter, last month was the first time their sales tax receipts were less than the same month last year, building permits are higher than anticipated, franchise taxes are coming in, water sales have been higher than projected, and sewer is steady. Their revenues are looking pretty good and he has no concerns. Larry Anhder asks permission for \$4500 to buy software to complete accounting for fixed assets. The council is of the opinion to wait for the auditor report.

Council Reports

Councilman Larsen was wondering where they are at with the sewer review. Mr. Anhder states other cities have backed off and let it go. It is going nowhere. We did not hire the consultant. Councilman Dustin is willing to look at it if he can get a copy.

Councilman Dustin wants to discuss the potential re-zone of the Weather Shield area from industrial to something else. Mayor Knight states they cannot deny them the use of their property. They could change use and not allow future industrial. Councilman Hansen states it is definitely in the heart of our city and they do have an industrial zone in the city. He would not be against it. Councilman Larsen has them as a backyard neighbor and is fine with them being there. Mr. Anhder states they could have different tiers of industrial use. Councilman Dustin and Councilman Hansen would like to look at it. Mayor Knight states the current use would be grandfathered in.

Councilman Jacobsen notes they have the wrong fence ordinance in their binders. Councilman Jacobsen asks about the canal company and a storm water agreement. Mayor Knight states he met with Paul Leishman of the canal company and they have agreed to continue working with the city on an agreement. The city is currently waiting for the canal company.

Councilman Hansen proposes a committee that includes Mr. Anhder, Ms. Phippen, Commissioner Heidt, and Commissioner Bliesner, or Commissioner Anderson and also the owner of Little Wonders, Michael Arambel, for the lighting committee. He wants marching orders for the co-op with the school and the possibility of an additional room and the costs. Councilman Jacobsen asks if each of the council could send Councilman Hansen what they think the city's needs are with city staff included it that. Councilman Larsen states he wants the chambers to look professional. It should look the part. He wants the community room because he would like to have community classes. He doesn't think we need new Council Chambers. Councilman Hansen was amenable to receiving information from council and city staff on recommendations and what is needed in this space.

Mayor Knight got a letter from a resident that said our Council takes too much time on each item, and that they should look over the items before the meeting. Mayor Knight brings up the action item list and that it will be reviewed at the end of the meeting. The action items that are on the list will be from the majority of the council. Councilman Hansen would like an ongoing copy of the action item list. Mayor Knight notes E.K. accessories had a parking lot in front of his place. He now has a sidewalk and a swell. He would like to put asphalt for parking lot to curb and gutter. He wants the city to pay for the curb and gutter at approximately \$1000. The council decides that is not in their best interest and votes no.

Meeting adjourned at 9:38 p.m.