



Nibley City Council Agenda Report for February 5, 2015

Agenda Item #2

Description	Discussion and Consideration of ORDINANCE 15-02: AN UPDATE TO THE NIBLEY CITY SUBDIVISION ORDINANCE (First Reading)
Department	Planning
Presenter	David Zook
Sponsor	n/a
Applicant	n/a
Background	I will not be at the next City Council meeting and have asked David to present this to you all in my absence. I have reviewed my notes and the minutes from the last discussion of the Subdivision Ordinance. Based on my review, I have made the changes discussed. A change which was not discussed, but which has also been incorporated, is the addition of requirements tied to the NBF1 operating agreement. I have made those additions based on my review and understanding of the agreement. I did my best to make sure those requirements are tied only to the NBF1 and not to other canal companies. However, there are still provisions included for notification of canal companies so that there is opportunity given for their review of alterations/impacts to canals on property under consideration for development.
Recommendation	I believe the ordinance is ready for adoption. Recognizing that there still needs to be a public hearing, I recommend that the ordinance be advanced to second reading and a public hearing scheduled on this draft.
Financial Impact	To the best of my knowledge, the only financial impact will be increased time for staff to review items. Any additional costs related to our engineering or legal review would be passed on to the developer. Once this and other ordinances related to land use are in place, I suggest a major revisit of the fee schedule to ensure our costs are being covered and not borne by our citizens.
Reviewed By	City Planner/Public Works Director/Planning Commission.

Agenda Item #3

Description	Discussion and Consideration of RESOLUTION 15-02: A RESOLUTION ENCOURAGING THE STATE OF UTAH TO ADDRESS COMPREHENSIVE TRANSPORTATION FUNDING (Second Reading)
Department	City Council
Presenter	David Zook
Sponsor	n/a
Applicant	n/a

Background	<p>The Utah League of Cities and Towns has been working to encourage legislators to improve funding sources and regulations for transportation funding. During the upcoming legislative session, the League hopes to express the support Utah cities have for comprehensive transportation funding reform by presenting legislators with resolutions adopted by city councils.</p> <p>The primary problem is that the 24.5 cent/gallon gasoline tax, which provides most of the funding from the state for cities to use for roads, is a fixed amount that does not increase as fuel prices increase or as the cost of road construction and maintenance increases. In addition, as gas mileage improves, less money is collected per mile driven. That gas tax has not been increased since 1997.</p> <p>The League drafted the proposed resolution and has asked our council to adopt it. Approximately 50 other cities throughout the state have already adopted a similar resolution. The resolution is non-binding and simply an expression of the city's desire that the state improve funding sources for transportation. The resolution does not request any specific solution, but rather asks the state to study several different options and regulations, including a possible local option sales tax. Legislators are currently discussing several different potential options for bills related to transportation.</p>
Recommendation	Staff recommends adoption of the resolution
Financial Impact	Improvements to the State's transportation funding mechanisms could result in additional revenue to the city for transportation needs. Spending more on road maintenance could save the city significant amounts of money considering that, According to UDOT, it is six times as expensive to rehabilitate a road as it is to maintain it properly, and it is ten times more expensive to replace it than to maintain it.
Reviewed By	Mayor and City Manager

Agenda Item #4

Description	Status Report on General Plan Update
Department	Planning
Presenter	Shannon Ellsworth of the Rural Planning Group, a division of the CIB
Sponsor	n/a
Applicant	n/a
Background	The general plan update process has been ongoing for a couple of months now and the consultant would like to address the council to give an update on the status of the project, to explain what has been accomplished so far and what the remaining steps will be.
Recommendation	It is recommended that the city council receive the report and ask any questions they might have.
Financial Impact	This project is being completed by this state agency free of charge
Reviewed By	City Manager, City Planner

Agenda Item #5

Description	Presentation by Public Works Director regarding Water System Update
Department	Public Works/Water
Presenter	Justin Maughan
Sponsor	n/a
Applicant	n/a
Background	The current water system master plan was adopted by the City Council in 2012. Since its adoption, the City has been in the process of obtaining the water rights necessary to drill a new well, which was slated as the highest priority project in the master plan. That process is believed to be near completion. This has allowed time for a thorough review of the master plan by the new Public Works Director and City Engineer. Upon completing the review, the Public Works Director is ready to present his recommendation; which is to switch the order of the two proposed well sites in the master plan.
Recommendation	It is recommended that the city council support switching the order of construction of wells as outlined in the water master plan. Assuming the Council supports the change, the water master plan will be modified accordingly as part of the General Plan update.
Financial Impact	The cost for the recommended project would total \$1.76M dollars. This could be phased over two or three years. Phase 1 would include constructing the new well and putting in the waterline from the well site to the existing system near 4000 South and 350 West for \$1.3M. Phase 2 and 3 could be independent or done simultaneously. Phase 2 would include putting in a waterline from the new well to Scott Farm Subdivision for \$165k. Phase 3 would include upsizing the existing 6" water main from Scott Farm Subdivision to 3200 South for \$214k. No additional funding would be required from outside sources. The water fund and water impact fee fund have sufficient resources to complete the project.
Reviewed By	Mayor, City Manager, Public Works Director, City Engineer and Water Department Superintendent

Agenda Item #6

Description	Discussion and Consideration of the appointment of a Nibley Resident to the Nibley Planning and Zoning Commission
Department	City Council/Planning
Presenter	Mayor Dustin
Sponsor	Mayor Dustin
Applicant	To Be Announced
Background	<p>The five members of the planning and zoning commissions each serve 5 year terms, with one of the terms expiring at the end of each year. Commissioner Wayne Anderson's second five-year term has expired and he desires to retire from service on the commission.</p> <p>The Mayor has been soliciting for applicants for the position and hopes to propose an appointee for the Council's advice and consent.</p>

Recommendation	The Mayor will recommend appointment
Financial Impact	None
Reviewed By	Mayor and City Manager

Agenda Items #7

Description	Discussion and Consideration of Ordinance 15-01: An Ordinance Providing for the Compensation of Elected and Statutory Officers of Nibley City (Second Reading)
Department	City Council
Presenter	Mayor Dustin
Sponsor	Mayor Dustin
Applicant	n/a
Background	<p>The topic of Mayor and Councilmember compensation was discussed during the 2014 budget process. At that time, the Council decided not to make any changes. However, the Council stated its desire to address the matter later, outside of the annual budget discussion. The Mayor placed the item back on the agenda at the December 4, 2014 meeting to determine if the council desired to address the issue. At that meeting, a motion was approved to schedule the consideration of Mayor and Councilmember pay for the January meeting.</p> <p>State law requires a public hearing be held to receive input regarding the proposal and that hearing was held at our last meeting.</p> <p>The proposal before the council now is that compensation for the Mayor be increased to \$1,000 per month (from the current \$600) and to leave Councilmember compensation of \$300 per month, based on the motion approved at the last meeting. It has been discussed that future increases for the Mayor and Council might be tied to COLAs given to staff or some other index in order to set forth a process for future increases. However, even if such a process were to be adopted, the council would still be required to hold a hearing and vote to authorize each successive raise.</p> <p>The last time Mayor and Councilmember pay was adjusted was in 2006.</p>
Recommendation	The Mayor's recommendation is to increase the pay for the Councilmembers and Mayor and to select a methodology for establishing future raises.
Financial Impact	Assuming an increase were approved effective March 1 of this year, increasing the Mayor's pay by \$400 per month would have an impact of increasing the cost by \$1,600 for the remainder of this fiscal year and \$4,800 for an entire year. There are currently sufficient appropriations in the City Council Salaries Budget to cover such an increase in this fiscal year.
Reviewed By	Mayor and City Manager