



Nibley City Council Agenda Report for January 22, 2015

Agenda Items #2 & #3

Description	Public Hearing to hear input regarding adjusting the compensation of the Mayor and City Council members & Discussion and Consideration of Ordinance 15-01: An Ordinance Providing for the Compensation of Elected and Statutory Officers of Nibley City
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 is the first item on the agenda for this 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). A change to Councilmember compensation of \$300 per month would be at the Council's discretion. 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. Increasing Councilmember pay by \$100 per month would have an impact of \$2,000 for the remainder of this fiscal year and an impact of \$6,000 for a full 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

Agenda Item #4

Description	Presentation of Certificate of Recognition to Wayne Anderson for service on Planning and Zoning Commission
Department	City Council/Planning
Presenter	Mayor Dustin
Sponsor	Mayor Dustin
Applicant	
Background	Wayne Anderson has completed his second five-year term on P&Z and will be stepping down. His replacement will be appointed soon. The Mayor would like to recognize him for his service to the City.
Recommendation	Express gratitude for Mr. Anderson's service to the City
Financial Impact	n/a
Reviewed By	Mayor, City Manager, City Planner

Agenda Item #5

Description	Discussion and consideration of a lot split located at approximately 3500 South 450 West
Department	Planning
Presenter	Shari Phippen
Sponsor	n/a
Applicant	Jim Anderson
Background	<p>Jim Anderson has built a home on 450 West just north of the Fredrickson's home, which is on the corner of 450 West and 3575 South. He purchased 7+ acres and built on that and is now splitting off .9 acres so that the remainder of the property can be put back in greenbelt.</p> <ul style="list-style-type: none"> • Property zoning: R-2 (.5 acre minimum) • Proposed lot size: .90 acre • Required frontage: 100' • Proposed frontage: 165' • Engineering Review: <ul style="list-style-type: none"> ○ We have received copies of the recorded easements on the property, but those easements need to be shown on the plat, as is required by ordinance. ○ There is currently a 15' easement for the sewer line, but we cannot find any evidence of a recorded easement for the water line. We have requested that the sewer easement be expanded to 30' so that it can include the

	<p>water line.</p> <ul style="list-style-type: none"> ○ The setbacks should be shown- at this point, only the front setback is shown. • Legal Review: Our attorney does not review preliminary or final plats. His review is conducted once a final plat/construction drawings have been approved and a mylar has been printed. • Other information: <ul style="list-style-type: none"> ○ Jim has extended 450 West to the edge of his proposed lot. This was done as his home was being built. The road has been built to City specifications. City staff was on site when the necessary compaction tests were being done. It has all the necessary infrastructure in place to be accepted as a City road. It has the proper depth of asphalt and sub-materials, there is curb, gutter, and sidewalk in place. ○ The question does remain whether the City wants to accept the road now as a publicly dedicated road or to leave it as a private road until such time as further development happens on the property. There is a gravel temporary turnaround in place just North of where the asphalt ends, should the City choose to accept it now. Or, the City could allow Jim to maintain the recently constructed portion of 450 West as a private road, so that the City doesn't have to deal with the maintenance of a gravel turnaround. If the latter option were exercised, then no temporary turnaround would be required, as the edge of the public r-o-w would be close enough to the intersection. • The needed revisions referenced in the Engineering Review section were forwarded to the project engineer this morning. Because the corrections are minor, I anticipate having the revised plat back and reviewed by not later than Monday afternoon. The configuration of the plat will not change- it will just be clarifications of easement locations and proper placement of setback lines.
Recommendation	Staff and the Planning Commission recommend this be approved.
Financial Impact	n/a
Reviewed By	Staff; Engineer; Planning Commission- see Background for notes

Agenda Item #6

Description	Discussion and consideration of a revised final plat for River Meadows Estates Subdivision, a 3-lot subdivision located at approximately 3700 South 250 East
Department	Planning
Presenter	Shari Phippen
Sponsor	n/a
Applicant	Tyler Obray

Background	<p>After previously receiving approval for a 4 lot subdivision, Tyler has decided to consolidate two of the lots and only have 3 buildable lots. Nothing else has changed as far as the design of the subdivision- all infrastructure remains the same. However, the removal of one building lot is significant enough of a change that it needed to come back before both the City Council and Planning Commission for review and approval.</p> <ul style="list-style-type: none"> • Property zoning: R-1A (.75 acre minimum) • Proposed lot sizes: Lot 1- 1.00 acre; Lot 2- 1.25 acre; Lot 3- .79 acre • Required frontage: 150' • Proposed frontages: Lot 1- 150'; Lot 2- 245'; Lot 3- 150' <ul style="list-style-type: none"> ○ Lot 3 was required to have in an increased minimum setback for the home in order to achieve the required 150' feet of frontage. • Engineering Review: The proposed revision to the plat has been reviewed and approved by the City Engineer • Legal Review: Our attorney does not review preliminary or final plats. His review is conducted once a final plat/construction drawings have been approved and a mylar has been printed. • Other information: <ul style="list-style-type: none"> ○ Because the plat had been approved but not recorded, this is not required to go through the formal process of a subdivision amendment. Thus, no public hearing is required. ○ There are no revisions needed to the plat in order for it to proceed to being printed and recorded.
Recommendation	Staff and the Planning Commission recommend approval
Financial Impact	n/a
Reviewed By	Staff; Engineer; Planning Commission; no legal review required at this point

Agenda Item #7

Description	Discussion and Consideration of Resolution 15-01: A Resolution Adopting the Annual Meeting Schedule for the Nibley City Council (First Reading)
Department	City Council
Presenter	David Zook
Sponsor	n/a
Applicant	n/a
Background	The Open and Public Meetings Act, in section 52-4-202 (2) of the Utah Code, requires that a public body which holds regular meetings that are scheduled in advance over the course of a year shall give public notice at least once each year of its annual meeting schedule. Adopting an annual meeting schedule can also make it easier for citizens to be involved in civic affairs by making them aware of normal City Council

	<p>meeting times.]</p> <p>Mayor Dustin has proposed changing the Council meeting time to 5:30 p.m. but to keep the meetings on the current first and third Thursday schedule.</p> <p>The Planning and Zoning Commission has also already changed their schedule to meet at 5:30. Having both City Council and P&Z at the same time could help eliminate confusion about meeting times.</p>
Recommendation	The Mayor and Staff recommend approval of the meeting schedule
Financial Impact	Earlier meeting times would likely result in less staff time and cost on council meeting nights by eliminating the usual 90 minute lag time between the end of the normal work day at 5 p.m. and the current council meeting start time.
Reviewed By	Mayor and City Manager

Agenda Item #8

Description	Discussion and Consideration of the appointment of Norm Larsen as the Nibley City representative on the Cache Valley Transit District governing board
Department	City Council
Presenter	Mayor Dustin
Sponsor	Mayor Dustin
Applicant	Norm Larsen
Background	<p>Each of the cities within the Cache Valley Transit District appoints representatives from their cities to serve on the district's governing board. The number of members each city can appoint to the board is based on how many service miles exist in the city, based on one representative for every 200 service miles, with a minimum of one representative. Nibley City has one member on the board.</p> <p>Mayor Dustin was appointed as our city's representative in October 2011. Now that he is serving as Mayor, he desires to appoint someone else to represent the city. The Mayor's appointment, with the council's advice and consent, would be Nibley resident Norm Larsen.</p> <p>This appointment is for a four-year term, which commences upon appointment. However, the council may change the appointment at any time.</p> <p>Mr. Larsen is a small business owner and has lived in Nibley for about a decade. He is familiar with local public transportation issues and has a strong desire to see an efficient and economical public transportation system.</p>
Recommendation	The Mayor recommends appointment
Financial Impact	None
Reviewed By	Mayor and City Manager

Agenda Item #9

Description	Discussion and Consideration of the appointment of Ryan Arkoudas as the Nibley City representative on the Cache Mosquito Abatement District governing board
Department	City Council
Presenter	Mayor Dustin
Sponsor	Mayor Dustin
Applicant	Ryan Arkoudas
Background	<p>Each of the cities within the Cache Mosquito Abatement District appoints a representative from their city to serve on the district's governing board. Scott Larsen was appointed approximately a decade ago as our city's representative and has completed his most recent four-year term.</p> <p>The Mayor's new appointment to the position, with the council's advice consent, would be Nibley resident Ryan Arkoudas. Mr. Arkoudas has 22 years of experience working in mosquito control. He is currently the Director of the Weber Mosquito Abatement District in Ogden. He has been with Weber MAD since April of 2013. Before accepting that position, he worked for 6 years in the Cascade County Public Works Department managing the Weed and Mosquito Control divisions in Great Falls, Montana. He began his mosquito control career in 1991 with the Davis County Mosquito Control District located in Kaysville. He started as a young college student working seasonally for several years before becoming the Field Supervisor in January 2002.</p> <p>Ryan is a current member of the Utah Mosquito Abatement Association, serving as president in 2006 and a current member of the American Mosquito Control Association. He also served as president of the Montana Mosquito and Vector Control Association in 2008, as the Montana representative to the Northwest Mosquito and Vector Control Association from 2011 to 2013, and was a member of the Montana Weed Control Association. He also served for 2 years as an associate supervisor on the Cascade County Conservation District board.</p>
Recommendation	The Mayor recommends appointment
Financial Impact	None
Reviewed By	Mayor and City Manager

Agenda Item #10

Description	Discussion and Consideration of RESOLUTION 15-02: A RESOLUTION ENCOURAGING THE STATE OF UTAH TO ADDRESS COMPREHENSIVE TRANSPORTATION FUNDING (First 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	<p>Improvements to the State's transportation funding mechanisms could result in additional revenue to the city for transportation needs.</p> <p>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 as expensive to replace it than to maintain it.</p>
Reviewed By	Mayor and City Manager