



The Nibley City News

Nibley, Utah—April 2019



Mayor Shaun Dustin

Thoughts From Mayor Dustin

This month I am supposed to write about the budget. I will, after I address what's on my mind—growth and development.

Handling Growth—One of the hardest things I have had to do as your Mayor is to get my head around the idea of handling growth. At one time, I told the former City Manager that annexation was a bad idea because someone was just going to build houses if we annexed. He looked at me like he expected me to be smarter (I deserved that) and pointed out that the houses were getting built whether we annexed or not. The question wasn't whether there were going to be houses or whether those families would go to our schools, drive on Nibley roads, or play in city parks. The question was whether those houses would be built to city standards and plans and whether those home builders would help pay for all the amenities they would be using.

About the same time, I was talking to former City Councilmember Thayne Mickelsen about how I thought the minimum lot size in Nibley ought to be half an acre, because we needed to preserve open space. He asked me where my kids were going to live? I hadn't thought about that. Did I want to live in a place like Jackson Hole or Orange County or Alpine where only rich people could afford to be? I don't. I like my town and my neighbors. I didn't like Jackson or Orange County. I like it here the way that it is. But even if no one else moves to the valley, my kids and your kids need housing. Where do we put them and how do we do it so that we don't fill up all the beautiful places with 6-foot vinyl fences and blocked off views? Where will we have cows or hayfields or ponds if we cut everything up into neighborhoods?

The best answer I have come up with is that maybe we were shooting at the wrong target. Last year, when Nibley's General Plan was redone, the outcome was that we wanted a community that preserves the rural characteristics of our past, and provides public access to those spaces. Taking 40 acres and turning it into 40 private building lots was the old solution. But this doesn't accomplish either goal—it closes off the open spaces and eliminates the big tracts of land that have fields, ditches, ponds and horses. On top of that, the houses that get built on those lots are too much for my kids to aspire to until they are older and more successful than me. Down that path is a community that I can't afford to live in.

So we are shifting gears and exploring different options. We are looking at allowing smaller lots, but requiring more open space. Currently, if a farmer wants to develop 100 acres it will generate about 150 homes that will sell for \$375,000-500,000 each. The development will also take up 100% of the field as private building lots, roads, sidewalks and driveways. The canals will be put in pipes and filled, and the fences will be privacy fences. The farmer has the right to do this, but it's not something I am excited about.

The alternative we are looking at makes a trade as a community—the farmer is allowed to put more houses on less land, and as a condition, donates the part of the land with the canals, the ponds, the wetlands and the trees to the City. Let's say 20 acres. Now there are more homes on smaller lots, but the price of those homes drops into the \$200,000 range. Now we have public access to the stuff that

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Winter Parking

Nibley City's winter parking restrictions are lifted as of April 1, 2019. We assure you, this is not an "April Fools." However, Nibley City does ask that you limit parking vehicles in the public right-of-way because it is a public safety issue when you have cars parked in the street. With the warm weather, there are a lot more kids and animals outside. A kid or dog could dart out into the road and it becomes more difficult to see them if cars are parked in the way. Vehicles in the roadways may also make it tough for postal workers, garbage trucks, and emergency vehicles to get to where they're going.



Nibley City's greenwaste facility is now available for the season and curb-side greenwaste collection begins again this month. Nibley provides a budget-friendly greenwaste site for all residents. It is located at 3390 South 1200 West. Feel free to take lawn clippings, tree branches and other yard materials to this site. There are also collection containers for cardboard and glass at this site.



Nibley City Office

455 West 3200 South
Nibley, UT 84321

Ph: 752-0431 • Fax: 753-1510

Hours: 9:00 a.m.–5:00 p.m. (Mon.–Fri.)

Visit the Nibley City website at

www.nibleycity.com

Nibley City is also on

[facebook](#)

Go to www.facebook.com/nibley

and our page

To contact Mayor Shaun Dustin

shaun@nibleycity.com

Mayor's Public Office Hours

Tuesdays–10:00 a.m. to 12:00 p.m.

If you have comments, or information that could be included in the newsletter, please contact cheryl@nibleycity.com.

Recreation Roundup

Egg Run



The Nibley City Egg Run has become a community favorite. This year, the run will be held at Virgil Gibbons Heritage Park on **Saturday, April 20**. Enjoy a fun and festive running experience for the whole family. Complete with *hopstake* course runs for the kids that start at 9:00 a.m. sharp and *eggtivities* beginning immediately after. Please go to Nibley City's website for detailed information regarding this event.

healthy competition. Registration is open now. Each 2-person team is \$30 and includes a t-shirt. You must be 14+ to register.

Nibley Children's Theatre

Nibley Children's Theatre presents their 2019 season: *An Amazing Adventure*. Your children (ages 5-17) are invited to join them for this free summer program. This year, participants will follow a prince and princess on an amazing adventure where they will join forces with an Elvin prince and princess as they attempt to free their friends from the underground trolls. Along the way, they meet myriad amazing creatures, including trolls, wolf-dogs, cave bats, luna moths, and a frightening mountain monster.

The schedule for practices will run June 10-19 with shows on June 20 and 21. Registration opens April 1. Visit the Nibley Children's Theatre website for detailed information: <http://nibleychildrenstheatre.weebly.com/>.

Heritage Days

Heritage days will be held the third full week in June. It starts on Saturday, June 15 and wraps up with fireworks on Saturday, June 22.

Volunteer Opportunities

Youth sports, fun runs, the Spikeball Tournament, the South Towns Talent Show, and Heritage Days all depend on volunteer support. Be a part of a fun and rewarding community experience as a volunteer for any community event or program. Contact Nibley's Recreation Director, Chad Wright or simply by sign up on the volunteer link on the Nibley City website for a given event.

New Nibley Fit Instructor



Nibley Fit has a new instructor teaching the Wednesday evening class. Shaeli Campbell grew a love for fitness as a child by attending classes with her mom and sisters. As she grew older, she found a love for sports and dance. Throughout college, she was involved in group fitness and Latin dancing while studying business. After graduating with a BS from USU, she got married and quickly had four children. Shaeli is certified in HIGH and Primary Group Fitness through AFAA. Shaeli has personally learned how exercise and staying active is key to healthy pregnancies and postpartum, both physically and mentally.



Chad Wright
Nibley Recreation
Director

Make sure you like and share Nibley City's Facebook page (www.facebook.com/nibley) and website (www.nibleycity.com). You'll find the most up-to-date information on Nibley City recreation events and activities as well as information on other events you may be interested in.

GO! SOUTH TOWNS
TALENT

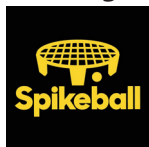
Show
7 PM June 1st
Auditions
April 26 & 27
Ages 12+
More Info @:
tinyurl.com/SouthTownsTalent

Includes: Nibley | Providence | River Heights | Millville | Hyrum | Paradise | Wellsville | Mendon | College Ward | Young Ward

South Towns Talent Show

Earn a chance to compete in the South Towns Talent Show by sharing your talent on **April 26 or 27** at the talent show auditions. Everyone who auditions will be invited to participate in a special group number at the Talent Show on Saturday, June 1. Cash prizes will be awarded to top performers. All contestants must be 12+ and pre-register for auditions. But hurry, registration ends April 12. Sign up online at tinyurl.com/SouthTownsTalent.

Late-Night Spikeball Tournament



The first-ever Late-Night Spikeball Tournament will be held on **Friday, May 3**. Be on the ballfield at Anhder Park from 7:00-11:00 p.m. for a night full of food, fun, and

(Thoughts From Our Mayor, continued from page 1)

made that ground special in the first place. Development is prohibited on the conserved land and teachers, police, and firemen can afford to buy a house and be a part of our community. People have a place to move to when the big house and the big yard are too much but they want to stay in the neighborhood. We are not talking about doing this everywhere in Nibley—we expect that most land in the City will continue to develop as single-family homes on bigger lots.

It's not perfect, but I think we are getting a better idea of what it's going to take to accommodate the inevitable and keep this place awesome. Talk to your City Council and share your ideas about a better City.

Property Taxes—Most of our budget comes from sales taxes and water and sewer rates, but people get the most excited about property taxes. Personally, I get a lot more amped up about the State income and sales taxes because property taxes are almost insignificant compared to those "gifts" from the legislature. Property tax is the only tax the City has any real control over, so I am going to explain a little bit about how it works and why we do it the way we do it.

In Nibley, we maintain a level property tax rate. The rate doesn't change—it's always the same percentage of the value of the property. However, the dollar amount changes because the value of the property changes. The amount of tax that the City collects is a set percentage of the value of the property in the city, just like sales tax is a set percentage of the value of the things you buy.

Some cities collect a set dollar amount in property tax every year. This is nice because it is easy to plan for, but it creates a couple of problems. First, the dollar is worth less and less every year because of inflation. When I was a kid a candy bar at the gas station was a quarter. Now it's a dollar. In thirty years, the value of that candy bar hasn't changed, but the cost is up 400%. The second problem is that politicians

are chickens, and tend to not want to make people mad, so we run away from changing tax amounts until things are in really bad shape. Then we have to do drastic things like double the tax amount because we haven't had the guts to keep up with inflation for ten years. That is bad stewardship. All the infrastructure in this city belongs to you. I represent you and I should take care of the stuff that you bought with your money. It's a lot cheaper to maintain a road than it is to replace one, but if we are not collecting enough to keep things in good shape, then, one day, the big bill will come due.

The city doesn't run on candy bars (although I think Public Works could run on Mountain Dew), it runs on diesel, concrete, gas, electricity and labor. By pinning the tax rate to a percentage of the value of the property in the city, we can do a better job of matching the increase in prices of the things it takes to keep things going.

Some years, the amount the City collects in property taxes goes up if the economy is good and if real estate prices are going up. And some years it goes down. It hasn't gone down for a while because of the economic growth for the past 8-9 years, but when it does, so will the tax. When you get your tax assessment in the mail, please take a look at the different groups that are collecting taxes. It turns out that Nibley City is a relatively small portion of your property tax. Most of your taxes are going to the County and to the School District. I don't begrudge them that, I think that they mostly do a good job of being good stewards. I like county roads and the county sheriff, and I believe that County schools give the kids in our community a solid education and keeps this valley strong and competitive. If you want to have input on those taxes, then go to the public hearings that Cache County and the Cache County School District will hold to let them hear what you have to say about their budgets.

Thanks for all you do,
Mayor Dustin



Community Clean-Up



Nibley offers a budget-friendly way to dispose of your yard waste and excess cardboard and glass when you utilize Nibley's nearby greenwaste facility at 3390 South 1200 West. This site saves you a drive to Logan.

Nibley City has also budgeted to provide additional drop-off locations for household debris or gently-used items appropriate for donation to Deseret Industries. Dejunk your garage, or donate the bike that your child has outgrown. Large dumpsters and a DI Pod will be offered

and we'll haul these items to the Logan Landfill or the DI for you. Be ready **Thursday, April 25-27 at 8:00 a.m.** through **Saturday, April 27 until 8:00 p.m.**, or until the containers are full, at **Anhder Park** (294 West 3200 South) and **Virgil Gibbons Heritage Park** (2450 South 800 West). This service has been very popular in the past, so be sure to plan ahead and have your items ready to be hauled away. The following items will NOT be accepted.

- | | | | | |
|-------------|---------------------|--------------------|--------------------|--------------------|
| Antifreeze | Computers/Monitors | Household Cleaners | Motor Oil | Propane Cylinders |
| Batteries | Fertilizer | Yard Chemicals | Insecticides | Pesticides |
| Fungicide | Paint/Paint Thinner | A/C Units | Refrigeration Unit | Bleach |
| Televisions | Gasoline/Other Fuel | Anything w/Mercury | Pool Chemicals | Transmission fluid |

We All Live Downstream



Report Illegal Discharge to Nibley City
435-752-0431

Household Hazardous Waste

Household hazardous waste is leftover household products that have ingredients that are corrosive, toxic, ignitable, or reactive. Many common products that we use in our daily lives contain potentially hazardous ingredients and require special care during disposal. Household hazardous waste includes medication, fuels, oils, lubricants, antifreeze, solvents, aerosol cans, pesticides, herbicides, propane tanks, fire extinguishers, items that contain mercury, glues and adhesives, to name a few.

This year's National Prescription Drug Take-Back Day will be **Saturday, April 27**. Dispose of your unused or expired medications in a safe, convenient, and responsible way. The nearest collection site is at the Hyrum City Offices (83 West Main).

Hazardous waste should be disposed of at the Landfill Household Hazardous Waste Facility at 153 North 1400 West in Logan and should NEVER be put in the trash, down stormdrains or into the ground. In fact, it is illegal to do so. Remember . . . *We All Live Downstream!*



Protection From Wildfires



You might remember that Utah's 2018 fire season was the worst in recent memory. The total number of wildfires reported in Utah in 2018 was

1,314, burning nearly 500,000 acres and causing over \$100 million in damage.

Let's make sure this number drops in 2019. Come learn from firefighters how landscaping techniques can protect your home or cabin from wildfires on **Saturday, April 13 from 8:00-9:00 a.m.** at the Cache County Council Chambers (199 N. Main, Logan). This event is sponsored by Cache County.

Wildfires are any unplanned fires that burn in forests and other wildlands, such as shrub or grass communities and on hillsides. They're a powerful natural force we must understand, and respect, in order to control them.

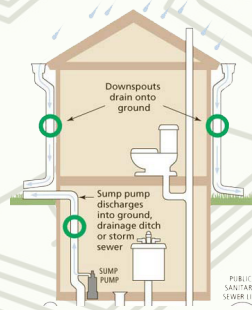
Nibley's City Council meets the second and fourth Thursday of each month at 6:30 p.m. at Nibley City Hall. The Nibley City Planning Commission meets the first and third Thursday of each month at 6:00 p.m. Meetings are open to the public. Agendas, minutes, and ordinances are posted on the Nibley City website: www.nibleycity.com and www.pmn.utah.gov.

Reminders from Nibley City Staff

The Budget Process

State law requires the City Council adopt the first draft of the city's annual budget at the Council's first meeting in May. The final draft is adopted in June. Nibley City is currently preparing the 2019-20 fiscal year budget. Citizens are encouraged to participate in the budget process. Please watch upcoming City Council meeting agendas and prepare your comments for the public hearing regarding the proposed budget.

Sump Pumps



Nibley City prohibits sump pumps from being connected to the City's sewer system. Unfortunately, *illegal* discharge into the sewer can result in the sewer system operating at maximum capacity and could cause sewage to back-up into your home. Nibley City also has to pay Logan City for every gallon of wastewater we send them for treatment. A sump pump could cost the city thousands in

extra treatment charges.

Nibley City asks you to eliminate sump pump water from being discharged into the City's sewer system, especially during the spring run-off.

Park Pavilion Reservation

City staff has already seen quite a few pavilion reservation come through. Make sure to reserve your use of a Nibley City pavilion as soon as possible to ensure you don't miss your chance. Nibley's four pavilions can be reserved online at a cost of \$25 per pavilion, per day. Look for the big blue button titled, "Facility Rental" on the Nibley City home page. If you have any questions, please call the Nibley City offices.

—Nibley City Staff

2019 Notice of Election

Nibley City will elect three (3) City Council members this fall. If necessary, a Primary Election will be held on Tuesday, August 15, 2019; the General Election date is Tuesday, November 7, 2019.

City Council members serve four-year terms and are elected at large. Anyone seeking to become a candidate should file a Declaration of Candidacy (available at City Hall) in person with the Nibley City Recorder or Deputy Recorder at Nibley City Hall, **June 1 through June 7, 2019.**

- Be a U.S. citizen at time of filing
- Be registered to vote in Nibley City
- Be at least 18 years old
- Be a resident of Nibley City for at least 365 consecutive days preceding the date of election
- Not be a convicted felon

