

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, November 2, 2016, at the Wellsville City Offices at 75 East Main. City officials present were Councilwoman Mary Ann Degn, Councilmen Colin Harrison, Carl Leatham, and Perry Maughan. City Manager/Recorder Scott Wells was also present. A copy of the Notice and Agenda was mailed to the Mayor and Council members and emailed and faxed to the Herald Journal on October 28, 2016. The meeting was called to order at 6:00 p.m. by Mayor Pro-tem Mary Ann Degn.

Others Present: Jennifer Leishman Lyle Call Kris Kofoed
David Bankhead Stephan Bankhead Scott Gary
Art Smith

Opening Ceremony: Carl Leatham

Mayor Thomas G. Bailey and Councilman Gary Bates were excused from this meeting.

The Council reviewed the agenda. Carl Leatham made a motion, seconded by Colin Harrison, to approve the agenda as presented.

YEA 4 NAY 0
Mary Ann Degn
Colin Harrison
Carl Leatham
Perry Maughan

The Council reviewed the minutes of the October 19, 2016 regular City Council meeting. Perry Maughan made a motion, seconded by Colin Harrison, to approve the minutes of the October 19, 2016 regular City Council meeting as presented.

YEA 4 NAY 0
Mary Ann Degn
Colin Harrison
Carl Leatham
Perry Maughan

Payroll is approved through the budget, therefore, the checks approved in the City Council minutes aren't in numerical order from City Council meeting to City Council meeting as the City uses the same checking account for payroll and accounts payable. After review and discussion, Colin Harrison made a motion, seconded by Carl Leatham, to approve the City's account payables bills for payment, represented by check number 20145 through 20180.

YEA 4 NAY 0
Mary Ann Degn
Colin Harrison
Carl Leatham
Perry Maughan

No one was in attendance for citizen input.

Lyle Call met with the City Council to discuss water and sewer needs at property located at 300 East 400 North. Lyle Call stated that he hasn't purchased the property yet. There is currently no water or sewer on the property. Mr. Call is wondering what his options are. Perry Maughan stated that Mr. Call would have to bore under the road for sewer and connect to the main trunk line. Mr. Maughan stated that Mr. Call would have to run a water line to the property from 200 North or 200 East. Mr. Maughan stated that Wellsville City would protest a well. The property is in the flood plain, so there is no septic tank allowed. Mr. Call stated that according to Zan Summers, the property hasn't flooded since 1984. Mr. Maughan stated that he doesn't know any financial institution that would loan money on property that is in the flood

plain. Mr. Maughan stated that running the water line from 200 North would require boring under the railroad tracks. The city's water master plan requires a 10-inch line. Mr. Call asked if the requirement for a 10-inch water line is recent. Carl Leatham stated that as development comes in, the developer pays for the infrastructure. Mr. Call stated that he understands the flooding issue. Mr. Call stated that there would be a retention pond on the property. Mr. Call stated that he is in the exploratory process. Mr. Call asked if the cost of installing a 10-inch water line is solely on him. Mr. Maughan stated yes. Mr. Call asked if Wellsville City would share in the cost at all. Mr. Maughan stated no. Mr. Leatham stated that Maverik drafted a pioneer agreement for the sewer line, and it may be possible to do the same thing on this project. Mr. Maughan stated that Wellsville City should look into special improvement districts. Mr. Maughan stated that crossing the river with a water or sewer line would cost a lot of money. Mr. Maughan stated that the sewer line in the area is very shallow. The building would need to be built even with the road, or the sewer will have to be pumped. An easement from the property owner will also be needed to connect to the trunk line. Mr. Leatham asked if Wellsville City has an easement. Mr. Maughan stated yes. Mr. Leatham asked if Mr. Call could install his sewer line on Wellsville City's easement. Mr. Maughan stated no, he doesn't think it would fit. Mr. Call stated that he would like to build a business on this property. Scott Wells stated that the property is in the commercial zone. Mr. Leatham suggested taking this issue before the Planning Commission next Wednesday. Mr. Call stated that he will contact Mr. Wells if he would like to be added to the Planning Commission agenda for next week.

Alesha Kofoed was to meet with the City Council to discuss the 66-foot road extension and pavement plan. Alesha Kofoed was not in attendance, but her husband, Kris Kofoed attended the meeting. Kris Kofoed stated that they would like to build a home to the south of Kevin Maughan, and are wondering about extending the 66-foot road to the south and annexing the lot into Wellsville City. Carl Leatham asked if the right-of-way is only 66 feet. Scott Wells stated yes, and it is owned by Wellsville City. Colin Harrison stated that this issue was discussed when he was a member of the City Council previously. Mr. Harrison asked about future development to the south of Mr. Maughan. Mr. Kofoed stated that he was told if there was development to the south of Mr. Maughan, the road had to be paved. Perry Maughan stated that he remember arguing about this issue because he has always been against 66-foot roads. Mr. Maughan stated that the utilities are in the pavement on a 66-foot road. Mr. Leatham asked if Scott Wells would find the minutes of the previous meetings where this issue was discussed. Mr. Leatham stated that if development is going to happen in this area, there are two streets, 300 South and 400 East, which will need to be extended. Mr. Leatham stated that if the entire parcel isn't annexed into Wellsville City, he recommends opening the road up to 99 feet. Mr. Harrison asked what the zoning in the area is. Mr. Leatham stated that on the northeast side, the zoning is RA-1, and on the border, the zoning is R-1-12. Mr. Harrison stated that he would like to review what was discussed in previous meetings before a decision is made. Mr. Kofoed stated that he would like to know what it is that he needs to do. Mr. Leatham stated that he believes what Mr. Kofoed wants to do is possible. Annexing the lot would be required, as well as extending the road. Mr. Leatham stated that the City Council would need to discuss the possibility of paving the road and opening it up to a 99-foot right-of-way. Mr. Maughan stated that he agrees with Mr. Leatham. Mr. Leatham stated that there is also the possibility of sidewalks. Mr. Maughan stated that likes the idea of improvement districts. Mr. Harrison asked if this issue had been through the Planning Commission yet. Mr. Kofoed stated not yet. After discussion, Carl Leatham made a motion, seconded by Mary Ann Degn, that this discussion be continued, that the issue be forwarded to the Planning Commission, recommend that the road be 99 feet, and that the road be paved from 200 South to the south.

YEA 4
Mary Ann Degn
Colin Harrison
Carl Leatham
Perry Maughan

NAY 0

Dave Bankhead met with the City Council to discuss Bankhead Subdivision. Dave Bankhead stated that when he discussed this subdivision at a previous meeting, he discussed installing a secondary water system with the water shares that belong to the property. Mr. Bankhead stated that in the minutes, it states that there would be backflow prevention installed. Mr. Bankhead stated that he wants to install a hydrant at the back of each lot with secondary water, much like Hyrum City. Carl Leatham asked if there would be a riser in each yard. Mr. Bankhead stated yes. Mr. Bankhead stated that before he went any further on this subdivision, he wanted to get some clarification from the City Council. Perry Maughan stated that problem that he sees is if a homeowner connects to the culinary and secondary water systems at the same time. There is no backflow prevention so that the culinary water isn't contaminated. Mr. Bankhead stated that he envisions the secondary water system to water the back of the lots. Mr. Maughan stated that if there is no way to connect the culinary and secondary water systems, to go ahead with the subdivision. After discussion, Perry Maughan made a motion, seconded by Carl Leatham, to accept Dave Bankhead's secondary water proposal, add verbiage to the CC&R's that a homeowner can't cross connect the culinary and secondary water systems or they will be held responsible, the secondary water system is installed to the State plumbing code, and that Mr. Bankhead's attorney and the Wellsville City attorney agree.

YEA 4

NAY 0

Mary Ann Degn
Colin Harrison
Carl Leatham
Perry Maughan

The City Council discussed a possible purchase of property. Scott Wells stated that the property owned by Bart Bradshaw is up for sale. There are four parcels approximately 1 acre each. The price is \$60,000 per lot. This property has been offered to Wellsville City first. Carl Leatham stated that it is property that Wellsville City has wanted for years, but Wellsville City is now land poor. Mr. Leatham stated that he doesn't see spending more money on property. Mr. Wells stated that in his opinion, there are other projects that should be put first before the purchase of this property. The City Council decided to turn down this offer.

Department Reports:

Perry Maughan – 1) Met with Scott Wells and City Engineer Chris Breinholt – believes it is going well, but still a lot of work to do – will start the salt building soon, Public Works building in the spring. He is very pleased with the way it is going.

2) Having contractors hauling gravel away – feels like it is making Wellsville City money.

3) Roads – talked with Scott Wells and Mayor Thomas G. Bailey – looking at rebuilding from 200 North 200 East to 300 East 400 North to the railroad tracks or bridge. There is cement under this road. Discussed talking to contractors about getting a bid to see what it will cost Wellsville City.

4) Suggestions for new Shade Tree & Beautification Committee Chairperson.

Carl Leatham – 1) land exchange with Cache County School District – waiting for Paul Egbert to send pictures – will then bring proposal to City Council, and then on to the Cache County School District.

2) Asked about looking into moving the green waste bins up to the gravel pit once the Public Works building is complete.

Mary Ann Degn – 1) Asked who is over the dog catcher – Carl Leatham. Discussed adding the leash law to the next newsletter.

City Manager/Recorder's Report:

- Scott Wells – 1) Training concerning land use – November 12, 2016 – if interested, let him know.
2) Handed out copies of the court costs and revenues since January 2016.
3) Email law enforcement activity report – working on it.
4) Home Occupation sales tax report – obtained information, but can't discuss it in a public meeting.
5) Request to rent City Office for Thanksgiving – no paperwork to be able to rent the facility - \$100 rental fee with a \$200 refundable/cleaning deposit. Handed out rules and regulations to rent facility.
6) Someone approached him asking to rent the city-owned property on 100 West between 800 South and 900 South. Dave Bankhead is currently renting the property. The City Council asked to put it off until a list of properties and prices set is created.

At 7:50 p.m., Carl Leatham made a motion, seconded by Perry Maughan, to adjourn the meeting.

YEA 4

Mary Ann Degn
Colin Harrison
Carl Leatham
Perry Maughan

NAY 0

Mary Ann Degn
Mayor Pro-Tem

Scott E. Wells
City Manager/Recorder