

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, May 6, 2009, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Ruth P. Maughan, Councilwoman Marcene Parker, Councilmen Jackie D. Orton, Ron Case, Thomas G. Bailey, and Gary Bates. A copy of the Notice and Agenda was mailed to the Mayor and Council members and faxed to the Herald Journal on May 1, 2009. The meeting was called to order at 6:00 p.m. by Mayor Ruth P. Maughan.

Others Present: Jennifer Leishman Don Davis
Chase Kimball Steve Kimball
Camille Perkes Mike Perkes
Garlande Phipps Stan Phipps
Kim Phipps Kurt Mitton
Phil Bankhead Evan Bankhead
Bevan Higbee

Opening Ceremony: Gary Bates

The Council reviewed the agenda. Thomas G. Bailey made a motion, seconded by Jackie D. Orton, to approve the agenda as presented.

YEA 5 NAY 0
Thomas G. Bailey
Gary Bates
Ron Case
Jackie D. Orton
Marcene Parker

The Council reviewed the minutes of the April 1, 2009 meeting. There were word changes on lines 489 and 504. Ron Case made a motion, seconded by Thomas G. Bailey, to approve the minutes of the April 1, 2009 meeting with the changes.

YEA 5 NAY 0
Thomas G. Bailey
Gary Bates
Ron Case
Jackie D. Orton
Marcene Parker

The Council reviewed the minutes of the April 15, 2009 meeting. Jackie D. Orton made a motion, seconded by Marcene Parker, to approve the minutes of the April 15, 2009 meeting as presented.

YEA 5 NAY 0
Thomas G. Bailey
Gary Bates
Ron Case
Jackie D. Orton
Marcene Parker

Don Hartle gave the Council a copy of the Warrant Register showing bills submitted to the Council for approval. After review and discussion, Thomas G. Bailey made a motion, seconded by Jackie D. Orton, to approve the City's bills for payment, represented by check number 10208 through 10322.

YEA 5 NAY 0
Thomas G. Bailey
Gary Bates
Ron Case
Jackie D. Orton

Marcene Parker

Don Davis with Cache County Building Inspection Department met with the City Council to discuss the annual building inspection report. There was a total of 13 single dwellings built in 2008, which is down from 50 built in 2007 and 53 built in 2006. Mr. Davis stated that for the year 2009, there has been 1 single dwelling built so far. Mayor Ruth P. Maughan stated that there is a structure stated on the list as gas, and is wondering what that is. Mr. Davis stated that it could be changing propane to gas, or reusing a gas line that has been abandoned in the past to verify that it can hold air in the gas line. Mayor Maughan stated that on behalf of the City Council, she appreciates the report and what Mr. Davis does for Wellsville City.

Chase Kimball met with the City Council to discuss his Eagle Scout Project. Chase Kimball stated that his Eagle Scout Project will consist of refinishing two sets of spectator bleacher seats at the Wellsville Arena rodeo grounds. This will be done by replacing the wood bench seats and staining them. He will re-paint the bleacher frames and replace all the hardware (carriage bolts, nuts, etc.) Chase Kimball provided a cost breakdown for the project. All of the prices are from The Home Depot. The Home Depot has agreed to donate half of the lumber. Chase Kimball stated that he will discuss with them about donating some of the other materials, such as paint and hardware. Chase Kimball stated that he will ask the Wellsville 5th Ward Scouts to assist him with this project. His goal is to have the bleacher seats finished by the end of May. Mayor Ruth P. Maughan stated that this was a very good presentation. Mayor Maughan stated that Wellsville City will pay ½ of the cost of the project, and to work through Don Hartle. After discussion, Gary Bates made a motion, seconded by Marcene Parker, to approve the Eagle Scout Project of Chase Kimball with Wellsville City paying ½ of the cost.

YEA 5

NAY 0

Thomas G. Bailey
Gary Bates
Ron Case
Jackie D. Orton
Marcene Parker

At 6:30 p.m., Ron Case made a motion, seconded by Jackie D. Orton, to go into public hearings:

YEA 5

NAY 0

Thomas G. Bailey
Gary Bates
Ron Case
Jackie D. Orton
Marcene Parker

First, receive public input and consider for approval the preliminary plat for the Helen Jones subdivision at 621 South Center containing a total of 2 lots (1 additional building lot). Mayor Ruth P. Maughan asked if the items that were on the memo from Chris Breinholt were completed. Don Hartle stated that all of the items that Mr. Breinholt requested in his memo come at the final plat. Ron Case stated that the only issue that the Planning Commission had was which direction the sewer line would run. Mr. Case asked if that issue had been discussed. Mike Perkes stated that the sewer line will go towards the west. Mr. Case stated that the Planning Commission approved this preliminary plat. Mr. Perkes stated that he would extend the water line to Center Street, and then Wellsville City would bore under Center Street. Mr. Perkes asked if sidewalk would be required. Jackie D. Orton stated that he looked at this lot, and that there is no need for sidewalk on this subdivision, so no sidewalk would be required. Don Hartle stated that the code states that a property owner will run the water line the length of the subdivision. Mr. Hartle stated that his recommendation is to have Mr. Perkes run the water line east to Center Street, and then Wellsville City will bore under Center Street and connect onto the line on Center Street so that it makes a loop system instead of the dead end. After discussion, Thomas G. Bailey made a motion, seconded by Gary Bates, to approve the preliminary plat for the Helen Jones subdivision at 621 South Center containing a total of 2 lots (1 additional building lot), and that the water line will be ran east to Center Street, and Wellsville City will bore Center Street to complete a loop system, and no sidewalk is required on this subdivision.

YEA 5

NAY 0

Thomas G. Bailey
Gary Bates
Ron Case
Jackie D. Orton
Marcene Parker

Second, receive public input and consider for approval the preliminary plat for the Phipps 200 East subdivision – amended – containing a total of 2 lots (1 additional building lot) on property at 332 South 200 East. Mayor Ruth P. Maughan asked if the items that were on the memo from Chris Breinholt were completed. Don Hartle stated that all of the items that Mr. Breinholt requested in his memo come at the final plat. Kimberly Phipps stated that when she built her own personal home, she had no intent of splitting the property again. Ms. Phipps stated that her parents approached her about them building a single-level home and not wanting to leave the ward. Ron Case stated that the Planning Commission has 1 issue with this and that was the sewer line. Mr. Case stated that the sewer line runs on the east side through the pasture, and the Planning Commission recommended that that line doesn't continue through to the new lot. The Planning Commission recommended that a new sewer line be installed along 200 East to the south property line. Don Hartle stated that the sewer line would be in the road because 200 East is very narrow. Mr. Case stated that Ms. Phipps is responsible for patching 200 East. Mr. Case stated that some neighbors attended last week's Planning Commission meeting with the same concerns as they had with the first home that was built. Thomas G. Bailey asked what the frontage measurements were. Mr. Hartle stated that there was 100 feet of frontage. Gary Bates stated that his concern is that this property that is owned by Ms. Phipps is surrounded by larger lots with a more country feel to them. Ms. Phipps stated that the land use map shows that the area to be ¼ acre lots. Ms. Phipps stated that there is 13,419 square feet on lot 3. Mr. Case asked if Ms. Phipps had deeded the property that was in the road in front of her home to the City. Ms. Phipps stated yes she had. Mr. Case asked if Wellsville City cleared snow along 200 East. Mr. Hartle stated that Wellsville City has never closed 200 East because there is an easement that has been in existence for a number of years. Thomas G. Bailey stated that his concern is the narrow road, but he doesn't know how to fix it. Mr. Bailey asked if the Hawker's would be close enough to connect onto the sewer. Mr. Hartle stated that if there is gravity flow, Wellsville City can require them to connect to the sewer, but if they have to install a pump, he isn't sure Wellsville City can require them to connect to the sewer because of the added cost. Mr. Bailey stated that Wellsville City should run the sewer line down 200 East to Roy Poppleton's on 200 South. Mr. Hartle stated that he will look at it and will discuss it at a future meeting. After discussion, Marcene Parker made a motion, seconded by Ron Case, to approve the preliminary plat for the Phipps 200 East subdivision – amended – containing a total of 2 lots (1 additional building lot) on property at 332 South 200 East.

YEA 5

NAY 0

Thomas G. Bailey
Gary Bates
Ron Case
Jackie D. Orton
Marcene Parker

At 7:10 p.m., Marcene Parker made a motion, seconded by Jackie D. Orton, to close the public hearings.

YEA 5

NAY 0

Thomas G. Bailey
Gary Bates
Ron Case
Jackie D. Orton
Marcene Parker

The Rodeo Committee met with the City Council to discuss the projects that are happening at the Wellsville Arena. Phil Bankhead gave an update of all of the projects that are taking place at the Wellsville Arena. Trent Bailey and Skylar Richards have dug post holes to install the new bucking chutes. Cody Perkes has refurbished a set of bleacher seats, and Chase Kimball will be refurbishing a set of bleacher seats before the end of May. Phil Bankhead thanked the City Council for all of their support of the Wellsville Arena. Phil Bankhead stated that there are 11 to 12 members on the Rodeo Committee, and they have held 3 committee meetings. They have decided to name the rodeo that will take place on Founder's Day weekend the Wellsville Stampede. The cost for the IMPRCA Rodeo is about \$10,000, which a big portion goes to the stock contractor who provides the announcer, professional clowns, and professional pick-up men. The Rodeo Committee has to provide additional money for each event to make it enticing for the cowboys to enter the rodeo. The IMPRCA requires \$300 additional money per event. The Rodeo Committee will try to raise the \$10,000 through sponsors, which they will sell chute and fence advertising. A company can pay money to have their banner be on a chute or on the fence. With the tough economic times, the Rodeo Committee is asking that the City Council provide the additional money, which will be \$2,700, which is part of the \$10,000. Marcene Parker asked if this is a yearly fee. Phil Bankhead stated that yes it is. Ms. Parker asked if the Rodeo Committee thought they would make a go of it this year. Phil Bankhead stated that the Wellsville Stampede is on the IMPRCA agenda, and there are no other rodeos that weekend. The IMPRCA finals are the following weekend, so the Rodeo Committee thinks that they can pull it off. Gary Bates asked where the gate money will go. Phil Bankhead stated that it will go towards the \$10,000. The Rodeo Committee hasn't yet set public entrance prices, but is thinking \$7 - \$8 for adults, \$4 - \$5 for children, and \$30 for a family of 6. Phil Bankhead stated that they will advertize this rodeo, and have concessions. Mayor Ruth P. Maughan stated that the City Council has supported the Wellsville Arena from the very beginning, and this is a Founder's Day activity. Mr. Bates stated that the money received from Troy Lowe's use of the Wellsville Arena, and not supplying the saddle for Mr. Lowe should off-set some of the \$2,700 that is being asked for. Mayor Maughan asked Don Hartle is he thought that Wellsville City could donate the \$2,700 to the Rodeo Committee. Don Hartle stated that his concern is that the City Council is asking the Rodeo Committee to come up with the other \$7,300. Phil Bankhead stated that the stock contractor is willing to lower his fee and take a percentage of the gate money. Thomas G. Bailey stated that the Rodeo Committee has about \$5,500 committed so far. Phil Bankhead stated that they have some money that is committed, but not that much. Ms. Parker asked if there would be enough seating, or do they need to get some more bleacher seats. Phil Bankhead stated that if they need more bleacher seats, they could borrow them from USU and haul them like they used to. Mr. Hartle stated that he doesn't think it is right to have the Rodeo Committee come up with 70% of the funds, and then ask the Rodeo Committee to run the rodeo. Mayor Maughan asked if Wellsville City could match 50/50. Ms. Parker suggested fundraisers and having the City Council do a breakfast. Jackie D. Orton asked how much it costs to be a chute sponsor. Phil Bankhead stated that the cost is \$500. Mr. Orton asked if the Rodeo Committee has any commitments to sponsor a chute. Phil Bankhead stated that they had some yes, and some maybe. Kurt Mitton stated that they have no money in hand yet. Mr. Mitton stated that this could become a major event in the valley, not just in the community. Mr. Mitton stated that they are asking for the City Council to help out with the financial aspect of the rodeo if the Rodeo Committee should fall short. Mayor Maughan stated that on behalf of the City Council, they appreciate all of the work that the Rodeo Committee has done at the Wellsville Arena. Mr. Bailey stated that Phil Bankhead, Evan Bankhead, and Kurt Mitton have spent many hours working on the Wellsville Arena. After discussion, Thomas G. Bailey made a motion, seconded by Gary Bates, to match the Rodeo Committee up to \$5,000 for the Wellsville Stampede which will be held on Founder's Day Weekend.

YEA 5

Thomas G. Bailey
Gary Bates
Ron Case
Jackie D. Orton
Marcene Parker

NAY 0

Phil Bankhead stated that Parson's is donating the sand, and they can have all they want from the Hyrum Pit. Phil Bankhead was wondering if they could use the City's loader and dump truck. They would like to have this done by the end of May. Don Hartle stated that he will work with the Rodeo Committee on this.

Kyle Rigby and others were to meet with the City Council to discuss the Red Slide subdivision HOA, the park, and other concerns. Don Hartle stated that Mr. Rigby cancelled. Don Hartle stated that the park in the Red Slide subdivision is not finished yet, and that in the August 6, 2008 City Council meeting minutes, John Panos requested that Wellsville City work with him on the fees and that the park would be completed by June 1, 2009. Mr. Hartle stated that rumor is that Mr. Panos has lost both of his businesses and is filing for bankruptcy. There is no playground equipment, and the HOA will be in to discuss Wellsville City taking over the park. Mr. Hartle stated that he is totally opposed to Wellsville City taking over the park in the Red Slide subdivision. In the SW Heritage Estate subdivision, a sewer pump station was built and the residents of the SW Heritage Estates subdivision pay a different sewer rate than the other citizens of Wellsville City. Mayor Ruth P. Maughan asked if Mr. Panos paid the connection fees. Mr. Hartle stated that yes he did. Jackie D. Orton asked if there was power to the park. Mr. Hartle stated that there is no power to the park. Gary Bates suggested that the HOA adopt the park. Ms. Parker stated that the park is only for phase 3 residents of the Red Slide subdivision. Mr. Bates asked how many homes are in phase 3. Mr. Hartle stated that there are about 15 homes.

The City Council continued their discussion on the formation of a policy for activities at all City Parks and facilities. Gary Bates stated that he took all of the regulations from Brigham City, Provo, and Utah County ordinances. Mr. Bates stated that he combined all of the ordinances that would apply to Wellsville City into one document. Mr. Bates asked that the City Council members review this ordinance and discuss it again in 2 weeks.

Department Reports:

Gary Bates – 1) Submitted an application for a grant for the bridge over Wellsville Dam for the walking trail. Wellsville City was short about \$100,000 – price last year was \$165,000 – this year the price is \$65,000. Wellsville City does have matching funds for this grant. Mr. Bates has submitted the grant, but if the City Council doesn't like it, he will pull the grant.

2) Bike Races – knows it is for a good cause – suggest having each race get their own volunteer County Sheriff to monitor traffic.

Marcene Parker – 1) Memorial Day Celebration – 10:00 a.m. – Children's Group singing, Sheriff's Office as Color Guard, has a speaker, asked if Ron would help setting up the sound system.

2) Arbor Day was terrific

Thomas G. Bailey – 1) Eagle Scout Projects at the rodeo arena look great – kids have done a great job.

2) Eagle Scout Projects along the creek look great – kids have done a great job.

Ron Case – 1) Sidewalk code proposal – working on it.

2) Troy Lowe's fee for use of the rodeo grounds - \$150 this year, \$200 everyone else.

3) Replace Richard Rawlinson who is serving on the Planning Commission – doesn't care one way or the other.

4) Handed out list of the activity on the website for the past 3 months – have had over 900 hits.

City Manager/Recorders Report:

Don Hartle – 1) Would like to know how to proceed on the cemetery letter reclaiming unused cemetery lots. Thomas G. Bailey stated that it needs to be done because there are probably a lot of lots that will never be used. Mayor Ruth P. Maughan never received a copy of the letter. Mr. Hartle will mail again in the next packet.

2) Had a request to add an advertisement to the City's newsletter for the Relay for Life 2009 – City Council voted no because they have not done this for anyone else in the community.

3) Code concerning the recreation committee – nomination for a chairperson.

4) Received a check from Cache County for 2 payments of \$150 each for extrication – understood this is City money because Wellsville City purchased the jaws of life for the first responders. City Council agreed that the money should be deposited into the General Fund.

5) State sewer people were here today – have 1 addition and 3 clarifications on the drawings – expects a letter in the next 30 days.

At 7:47 p.m., Marcene Parker made a motion, seconded by Ron Case, to adjourn the meeting.

YEA 5

Thomas G. Bailey
Gary Bates
Ron Case
Jackie D. Orton
Marcene Parker

NAY 0

Ruth P. Maughan
Mayor

Don Hartle
City Manager/Recorder