

1 MINUTES of the regular City Council meeting of Wellsville City held Wednesday, August 5, 2009, at the
2 Wellsville City Offices at 75 East Main. City officials present were Councilwoman Marcene Parker,
3 Councilmen Jackie D. Orton, Ron Case, Thomas G. Bailey, and Gary Bates. City Manager/Recorder Don
4 Hartle was also present. A copy of the Notice and Agenda was mailed to the Mayor and Council members
5 and emailed and faxed to the Herald Journal on July 31, 2009. The meeting was called to order at 6:00 p.m.
6 by Councilwoman Marcene Parker.
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8 Mayor Ruth P. Maughan was excused from this meeting and had asked Councilwoman Marcene Parker to
9 serve as Mayor Pro-Tem.

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11 Others Present: Jennifer Leishman Rees Roundy Steve Jensen
12 Zan Murray Chris Breinholt

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14 Opening Ceremony: Zan Murray
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16 The Council reviewed the agenda. Ron Case made a motion, seconded by Jackie D. Orton, to approve the
17 agenda as presented.
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19 YEA 5 NAY 0
20 Thomas G. Bailey
21 Gary Bates
22 Ron Case
23 Jackie D. Orton
24 Marcene Parker
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26 The Council reviewed the minutes of the July 15, 2009 meeting. There were corrections on lines 56, 240,
27 and 262. Gary Bates made a motion, seconded by Thomas G. Bailey, to approve the minutes of the July 15,
28 2009 meeting with the corrections.
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30 YEA 5 NAY 0
31 Thomas G. Bailey
32 Gary Bates
33 Ron Case
34 Jackie D. Orton
35 Marcene Parker
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37 The Council reviewed the minutes of the July 20, 2009 special City Council meeting. Thomas G. Bailey
38 made a motion, seconded by Ron Case, to approve the minutes of the July 20, 2009 meeting as presented.
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40 YEA 5 NAY 0
41 Thomas G. Bailey
42 Gary Bates
43 Ron Case
44 Jackie D. Orton
45 Marcene Parker
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47 Don Hartle gave the Council a copy of the Warrant Register showing bills submitted to the Council for
48 approval. After review and discussion, Thomas G. Bailey made a motion, seconded by Jackie D. Orton, to
49 approve the City's bills for payment, represented by check number 10559 through 10668.
50

51 YEA 5 NAY 0
52 Thomas G. Bailey
53 Gary Bates
54 Ron Case
55 Jackie D. Orton
56 Marcene Parker

57 At 6:10 p.m., Ron Case made a motion, seconded by Thomas G. Bailey, to go into public hearings:

58
59 YEA 5 NAY 0

60 Thomas G. Bailey
61 Gary Bates
62 Ron Case
63 Jackie D. Orton
64 Marcene Parker
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66 First, receive public input and consider the recommendation of the Planning Commission for the purpose of
67 possibly adopting an ordinance approving a request from Rees Roundy that property at 305 E 100 N and
68 190 N 300 E be rezoned from RA-1 to R-1-12. Mr. Roundy stated that this rezone is to accommodate his
69 proposed addition to his home. Mr. Roundy stated that when his son deeded him some ground, his son fell
70 out of compliance. City Attorney Bruce Jorgensen recommends rezoning the property. Thomas G. Bailey
71 asked if Mr. Roundy is rezoning the property to build another home. Mr. Roundy stated that he is not
72 building another home, just an addition to his current home. Ron Case stated that the Planning Commission
73 recommended approval of the rezone. After discussion, Jackie D. Orton made a motion, seconded by
74 Thomas G. Bailey, to **ADOPT CODE AMENDMENT 2009-05** adopting **AN ORDINANCE**
75 **AMENDING THE WELLSVILLE CITY CODE, TITLE 10, LAND USE REGULATIONS, WHICH**
76 **INCLUDES AMENDING THE ZONING MAP TO REZONE CERTAIN PROPERTY FROM RA-1**
77 **TO R-1-12.**
78

79 YEA 5 NAY 0

80 Thomas G. Bailey
81 Gary Bates
82 Ron Case
83 Jackie D. Orton
84 Marcene Parker
85

86 Second, receive public input and consider for approval the preliminary plat for the Steve Jenson
87 subdivision, consisting of 2 lots (1 additional building lot) at 226 South 300 East. Mr. Jenson stated that he
88 would like to make the pasture next to his home an approved building lot. Ron Case asked if there are 2
89 different county tax identification numbers. Mr. Jenson stated that there are. Mr. Jenson stated that he
90 purchased the property from Frank Poppleton, but didn't go through the proper subdivision process. Mr.
91 Jenson stated that he is here to make it right. Mr. Case stated that the Planning Commission approved this.
92 Mr. Case asked if Mr. Jenson has sold his home. Mr. Jenson stated that he has sold his home and has a
93 contract on this property. After discussion, Ron Case made a motion, seconded by Jackie D. Orton, to
94 approve the preliminary plat for the Steve Jenson subdivision, consisting of 2 lots (1 additional building lot)
95 at 226 South 300 East.
96

97 YEA 5 NAY 0

98 Thomas G. Bailey
99 Gary Bates
100 Ron Case
101 Jackie D. Orton
102 Marcene Parker
103

104 At 6:15 p.m., Ron Case made a motion, seconded by Gary Bates, to leave public hearings.

105
106 YEA 5 NAY 0

107 Thomas G. Bailey
108 Gary Bates
109 Ron Case
110 Jackie D. Orton
111 Marcene Parker
112

113 The City Council reviewed for approval the final plat for the Smith subdivision at 111 South 450 East,
114 containing a total of 3 lots (2 additional building lots). Ron Case stated that the Planning Commission
115 approved the subdivision and that all issues with this subdivision have been resolved. Don Hartle stated
116 that Dr. Smith was unable to attend tonight's meeting as his wife was having surgery. After discussion,
117 Ron Case made a motion, seconded by Thomas G. Bailey, to approve the final plat for the Smith
118 subdivision at 111 South 450 East, containing a total of 3 lots (2 additional building lots).

120 YEA 5

NAY 0

121 Thomas G. Bailey

122 Gary Bates

123 Ron Case

124 Jackie D. Orton

125 Marcene Parker

127 The City Council reviewed with the city engineers, JUB Engineering and Jones & Associates, the scope of
128 work that will be bid on for the construction of a million-gallon reservoir and associate infrastructure. Don
129 Hartle stated Wellsville City uses a telemetry system to measure and manage water, and over time, he has
130 seen a real change. The reservoirs fill up during the day, and people water their lawns using sprinkling
131 systems during the night. Mr. Hartle stated that the demand is tough to keep up. The gravel pit reservoir
132 holds 350,000 gallons of water, and overflows at 10 feet. Residents water their lawns from about 1:00 a.m.
133 to about 10:00 a.m., which leaves about 2 feet of water in the reservoir. Then the reservoir fills up, and
134 once it reaches 10 feet, it begins to dump water out onto the gravel. Mr. Hartle stated that the City does
135 have well 1 and well 3. This year has been fortunate because Wellsville City hasn't had to pump any water.
136 There is 110 pounds of pressure in the water lines by the wells, and when the pump starts, it adds 2,500
137 gallons of water per minute, which is tough on the system. Mr. Hartle stated that he has discussed this issue
138 before, and feels that another million-gallon reservoir is needed so that there is no water dumping out onto
139 the gravel, levels the highs and lows and, and there is more water available in the center of town. Mr.
140 Hartle stated that he has the funds in this year's budget to have an engineering firm design the new million-
141 gallon reservoir so that Wellsville City can get ready to build it. Mr. Hartle stated that this meeting is to
142 discuss what is needed, each engineering firm submit a bid as to what they would charge to design it.
143 Jackie D. Orton asked if it would be possible to run a line to the Red Slide subdivision to help with the
144 water pressure. Mr. Hartle stated that there would be very little difference in water pressure. Gary Bates
145 asked if a different site had been discussed. Mr. Hartle stated that it is cheaper to pump water uphill, and
146 that part of the project would be designing a transmission line big enough so that well 1 and well 3 can take
147 water from the wells and dump it into the new reservoir. Mr. Hartle stated that the system is controlled by
148 the Lindley reservoir. The Lindley reservoir overflows at 13 feet. It is set at 10 – 12 feet. When the
149 Lindley reservoir gets down to 10 feet, it calls the springs to send water. When the Lindley reservoir is
150 filled to 12 feet, it shuts off. Mr. Hartle stated that the new million-gallon reservoir would provide storage
151 water for peeks and fire protection. Marcene Parker asked if Wellsville City didn't build the new million-
152 gallon reservoir, would it be affordable to install a pressurized secondary water system. Mr. Hartle stated
153 he does not feel that is financially viable at this time. A year ago, it cost \$1.00 per gallon to build a
154 reservoir. With the economy, today's price is at \$.50 per gallon to build a reservoir. Ms. Parker stated that
155 Wellsville City would have a million-gallon reservoir on the north and south ends of Wellsville City. Mr.
156 Hartle stated that is what the master plan shows. Ms. Parker stated that if there are no springs on the north
157 to fill the new million-gallon reservoir, where would the water come from. Mr. Bates stated that he is not
158 convinced that Wellsville City needs another million-gallon reservoir. Mr. Hartle stated that a study has
159 been completed and based on historical flows; the lowest flows of the springs would feed Sherwood Hills
160 and about 100 homes in the Mount Sterling area. Thomas G. Bailey asked after the 350,000 gallon
161 reservoir is full, how many gallons of water are spilling out onto the gravel. Mr. Hartle stated that he
162 doesn't know, but the 350,000 gallon reservoir overflowed for 8 hours yesterday. Zan Murray stated that he
163 believes the state requirement for fire flow is 250,000 gallons. Mr. Murray stated depending on the
164 emergency, Wellsville City would want ½ day or a full day of water in the reservoirs. Mr. Murray stated
165 that a study could be done for Wellsville City to see if Wellsville City has enough water for the number of
166 connections, and if the current system is set correctly. Mr. Hartle stated that there are 1109 connections.
167 Chris Breinholt stated that water storage is separate from pumping water from wells. Mr. Hartle stated that
168 if something is not done within the next 5 years, Wellsville City will have to go to an alternating irrigation

169 schedule, or re-vamp the system. Mr. Bates stated that he wants to make sure that Wellsville City is
170 spending the taxpayers' money wisely, and wants to take a second look at the plan to see if it will work.
171 Mr. Hartle stated that he will not pay more than \$500 for the study. Mr. Hartle stated that no one in the
172 room has any idea what it takes to provide water to a small community. Mr. Hartle stated that previous City
173 Councils were aggressive, and didn't sit back and wait. Mr. Hartle stated that City Council members ask
174 what other communities are doing, and Mr. Hartle stated that he doesn't care what other communities are
175 doing because what other communities are doing may not work for Wellsville City. Mr. Breinholt stated
176 that it should take about 1 to 2 hours to do the study using the state standards. Mr. Hartle stated that his list
177 for the project consists of the following: 1) site analysis, 2) size of line, 3) design line from wells #1 and #3
178 to reservoir, 4) tie in existing reservoir to new reservoir, 5) tie in well #1 and well #3 into new transmission
179 line, 6) T into transmission line at wells #1 and #3, 7) boring under canal, 8) altitude valve – atmospheric
180 pressure, 9) meters for overflow, and 10) coordinate with Remote Control. Mr. Bates stated that if he
181 understands the system, a better line is needed from the pumps to the reservoir. Mr. Hartle stated that if one
182 of these engineering firms design the scope of work needed, it will be slanted for their business. Mr. Hartle
183 asked if Wellsville City needs to hire an independent engineer to give the scope of work. Mr. Breinholt
184 stated that Wellsville City needs to have a capital facilities plan for their water system. Mr. Breinholt stated
185 that it needs to be a living, updated document. Mr. Murray stated that some capital facilities plan exists in
186 the master plan. Mr. Breinholt stated that Wellsville City needs a little bit of engineering study into this
187 project. Thomas G. Bailey asked about right-of-ways. Mr. Hartle stated that where the 2 existing lines go
188 up, there is a 16 ½ foot right-of-way. Mr. Hartle stated that another option would be to condemn some of
189 Jeff Maughan's property on the south side of the fence. Mr. Hartle stated that capacity would need to be
190 addressed also. A quarter was flipped to see which engineering firm preformed the study, and JUB
191 Engineering was awarded the \$500 water study contract. Mr. Hartle will put this on the agenda again in 2
192 weeks.

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194 The City Council selected election judges for the primary and general elections. Don Hartle handed out a
195 list that Cache County sent to him of people that have worked in previous elections. It was discussed that
196 there would be a conflict with Valorie Hall and Staci Bailey. After discussion, Gary Bates made a motion,
197 seconded by Jackie D. Orton, to approve Darla Moore, Susan Hawkins, Neil D Hawkins, Sara Liza
198 Gleason, Deliliah Sant, Lavon Maughan, and Nancy Parker as election judges for the primary and general
199 elections. Mr. Bates stated that his wife, Becky Bates, would be interested in volunteering. Ron Case
200 stated that Carolyn Cooper may also be interested in volunteering. After this discussion, Gary Bates made a
201 motion, seconded by Jackie D. Orton, to withdraw his motion.

202
203 YEA 5 NAY 0
204 Thomas G. Bailey
205 Gary Bates
206 Ron Case
207 Jackie D. Orton
208 Marcene Parker

209
210 Jackie D. Orton made a motion, seconded by Ron Case, to approve Darla Moore, Susan Hawkins, Neil D
211 Hawkins, Sara Liza Gleason, Deliliah Sant, Lavon Maughan, Nancy Parker, Becky Bates, and Carolyn
212 Cooper as election judges for the primary and general elections.

213
214 YEA 5 NAY 0
215 Thomas G. Bailey
216 Gary Bates
217 Ron Case
218 Jackie D. Orton
219 Marcene Parker

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225 The City Council reviewed possible items to be declared as surplus property. Don Hartle stated that he has
226 a list of inventory that he would like to be declared as surplus property and sold. The list includes the
227 following: 1) a massey ferguson tractor, 2) a blue dump truck, 3) a grasshopper lawnmower, and 4) a blue
228 & gray chevy pick-up. After discussion, Jackie D. Orton made a motion, seconded by Gary Bates, to
229 authorized Don Hartle to advertise the surplus property.
230

231 YEA 5 NAY 0

232 Thomas G. Bailey

233 Gary Bates

234 Ron Case

235 Jackie D. Orton

236 Marcene Parker
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238 Department Reports:
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240 Marcene Parker – 1) Travis Mortensen has a railroad car next to his home as a storage unit. Discussed
241 sending letter to obtain a conditional use permit or consider amending the code. A non-permit storage unit
242 can be 200 square feet. Discussed other residents in Wellsville City that have railroad cars as storage units.
243 Will put on the agenda for the next meeting for a discussion.

244 2) Vernon Bankhead’s old home – moved fence over the cement culvert – Thomas G. Bailey will look into
245 the situation.

246 3) CVTD – put on the ballet – the ballet has already be approved – Don Hartle will look into this issue.
247

248 Gary Bates – 1) Founder’s Day is going great – get information to Ron Case to put on the website.

249 2) Discussed changes to the Recreation code that the Parks & Recreation Committee had – Gary will work
250 on this for another 2 weeks before turning it over to Don Hartle.

251 3) Handed out the fishing agreement for Wellsville City to become a community fishery – read through it
252 and approve it at the next meeting. Bret Jorgensen has agreed to be the master fisherman.

253 4) Had a bicycle meeting with Glen & Kaylene Ames – will discuss suggestions at the next Parks &
254 Recreation Committee meeting.

255 5) Rodeo – has \$2,700 worth of sponsors – would like to rent a set of bleachers from Ogden City – cost is
256 \$1,000 – will use money from the Little Buckaroo Rodeo – will give them 200 extra seats and Ogden City
257 will set them up and take them down. Discussed purchasing a banner to hang up across Main Street - \$575.
258 Discussed pre-selling rodeo tickets and cost.

259 6) Nice fence that the State of Utah put along the highway – Jackie discussed it with UDOT.
260

261 Thomas G. Bailey – 1) Irrigation Meeting – the State of Utah will be installing measuring meters for the
262 water that comes out of the dam.
263

264 Ron Case – 1) Youth Council is starting up again – have 12 to 16 kids interested – this will be Mr. & Mrs.
265 Jenkins last year.

266 2) Cost of flowers for Lynn Cooper’s funeral – Gary will get a price.
267

268 Jackie D. Orton – 1) Dave Fell from Red Slide subdivision is putting together a committee from Red Slide
269 subdivision. This is not to be confused with a HOA. The committee will meet and select a chairperson to
270 represent Red Slide subdivision.

271 2) Met with UDOT – discussed some local people that Wellsville City could get help from for the
272 sidewalks.
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City Manager/Recorders Report:

- Don Hartle – 1) Has had problems at the City Square will people renting the bowery and not dumping the garbage into the dumpsters. Would like to require a \$100 cash deposit to rent the bowery.
2) Wet Lands at 350 South on 100 East – will have Chris Breinholt proceed and know where Wellsville City stands next spring.
3) Met with UDOT on Monday concerning the bridge by the old Sharp Transportation building – making good progress – may need to do some rip-rap – should have a letter within 30 days.
4) Had a pre-construction meeting with Sterling Ridge – should start Monday on the infrastructure.
5) Update on Red Slide subdivision – talked with John Panos and his financial advisor will know Thursday if he has any options – talked with the owner of A&D Landscape who installed the sprinkler system to see how much more work still needs to be done – JUB dug test holes in the retention pond and should know about the stability of the retention pond – Rocky Mountain Power will be out tomorrow to discuss the power to the park.

At 8:27 p.m., Jackie D. Orton made a motion, seconded by Thomas G. Bailey, to adjourn the meeting.

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

NAY 0

Marcene Parker
Mayor Pro-Tem

Don Hartle
City Manager/Recorder