



Perry Maughan  
Glenna Petersen

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, Carl Leatham made a motion, seconded by Karen Higley, to approve the City's account payables bills for payment, represented by check number 18658 through 18692.

YEA 5  
Gary Bates  
Karen Higley  
Carl Leatham  
Perry Maughan  
Glenna Petersen

NAY 0

There was no one in attendance for citizen input.

Kolby Rowser met with the City Council for a business license. Kolby Rowser stated that he brokers with the government for the resale of goods such as ATV's and other miscellaneous items for the BIA, Bureau of Indian Affairs. Mr. Rowser stated that the business license is for office space in his home. Mr. Rowser stated that he will have the items drop-shipped to the buyer. Carl Leatham stated that the Planning Commission approved the conditional use with no restrictions. After discussion, Carl Leatham made a motion, seconded by Gary Bates, to approve the business license for Kolby Rowser.

YEA 5  
Gary Bates  
Karen Higley  
Carl Leatham  
Perry Maughan  
Glenna Petersen

NAY 0

The City Council reviewed and discussed the requested input concerning the Cooper Ridge Subdivision, then considered for possible approval the preliminary plat for the Cooper Ridge Subdivision on the west side of Center Street from approximately 1335 South to 1419 South. Craig Winder stated that at the last meeting, the memorandum issued by City Engineer Chris Breinholt dated August 20, 2015 was reviewed. The decision was to continue the issue pending a review from City Attorney Bruce Jorgensen. Mr. Winder stated that he received a phone call from Mr. Jorgensen to return to Wellsville City and continue the discussion on the matter. Mayor Thomas G. Bailey stated that the City Council has in front of them two letters; one from Mr. Winder and one for City Attorney Bruce Jorgensen. The City Council reviewed both letters. Mayor Bailey asked the City Council how they would like to proceed. Karen Higley stated that Wellsville City should move forward with the proposed subdivision. Ms. Higley stated that the preliminary plat should be approved based on an efficient water source. Ms. Higley stated that this is no basis to declare a moratorium. City Engineer Chris Breinholt stated that he wanted to bring the water issue to the attention of the City Council so that they can start thinking about it. Wellsville City will need to spend some money to get water to the upper zone. Gary Bates stated that the water issue is not relevant to this subdivision. Mr. Breinholt stated that it is because there is only one water source in the area. However, it is not critical or an emergency situation. Perry Maughan stated that he strongly disagrees. This area depends on water from the springs and no one can tell what will happen next year. Mr. Breinholt stated that Wellsville City has years of history and can estimate what will happen with the water. Ms. Higley stated that she has studied up on the history of the water and Wellsville City has had sufficient. Mr. Breinholt stated that Mr. Maughan does have a valid concern. Mr. Bates stated that in talking with the residents in the area, the water pressure fluctuates. Mr. Breinholt stated that water supply is being discussed, not water pressure. Mayor Bailey asked if the wells pump up to approximately 1100 South on 200 West. Mr. Maughan stated yes. Mr. Maughan suggested another booster station would be needed just below 900 South 200 West or run a line from the gravel pit reservoir to the Lindley tank. Mr. Maughan stated that whatever Wellsville City

decides, it will cost money. Mr. Maughan stated that he realizes there is history, but he spends a lot of nights adjusting the water pressure in the area. Glenna Petersen asked what complaints the neighbors have. Mr. Bates stated that the neighbors complain about low pressure. Carl Leatham stated that he agrees with Mr. Maughan. There is a saturation of homes in the area. Mr. Leatham stated that after this subdivision is approved, the City Council can review a moratorium for this area. Mr. Leatham stated that because of how deep in the process both parties are, there is no choice but to move forward. Mr. Bates stated that the other issue is storm water. Mayor Bailey asked if Mr. Winder would do anything with the channel. Mr. Winder stated that they hesitate to mess with the channel. Mr. Winder stated that Mr. Breinholt raised the concern with the close proximity to the water line. Mr. Winder stated that with the cost of FEMA, it is questionable whether this subdivision is even feasible. Mr. Winder stated that if they would modify the channel if it wouldn't trigger any FEMA requirements. Mr. Winder stated that the channel issue would be resolved with the final plat. Mr. Winder stated that he would work with Wellsville City and Mr. Breinholt on this issue. Don Hartle stated that there may be some confusion with the new process. Mr. Hartle stated that Mr. Winder will need to return to Planning Commission and City Council with construction drawings. They need to be reviewed before the final plat is completed. Mr. Winder stated that the preliminary plat shows more than what is required. Mr. Bates stated that City Engineer Chris Breinholt and the City Council seemed to disconnect in the last meeting regarding the channel. Mr. Breinholt stated that he discussed the channel with Mr. Winder's engineer. Mr. Breinholt stated that they discussed installing riprap without straightening the channel. Mr. Winder stated that they hope to not engage FEMA. Mr. Breinholt stated that any changes to the channel should be addressed in the construction plans. Mr. Bates stated that culverts become choke points and he is still uncomfortable with the idea. Mr. Breinholt stated that there are culverts all the way down the channel. Mayor Bailey asked how big the culvert would need to be. Mr. Breinholt stated that he would guess approximately 48 inches. After discussion, Carl Leatham made a motion, seconded by Gary Bates, to approve the preliminary plat for the Cooper Ridge Subdivision on the west side of Center Street from approximately 1335 South to 1419 South with paying special attention to City Engineer Chris Breinholt memorandum, flooding concerns along the channel for lots 6 and 7 should be addressed in the construction drawings, City Engineer Chris Breinholt to be involved as much as possible, and that the plans be subject to further review.

**YEA 4**

Gary Bates  
Karen Higley  
Carl Leatham  
Glenna Petersen

**NAY 1**

Perry Maughan

Peter Grimnes wanted to meet with the City Council to discuss the required 10-foot public easement around lots in subdivisions. Mr. Grimnes never showed to the meeting.

The City Council reviewed for approval a contract to seal the trails. Gary Bates stated that he has discussed this issue with Dave from M&M Asphalt, Terry from Top Job, and the owner of Clean Sweep Coating. All of them have stated that sealing the asphalt on the trails will enhance the life of the trails. Mr. Bates reviewed with the City Council the different types of sealer, GSP78 and GSP88. The maximum pricing is between \$5,000 and \$7,000. Mr. Bates stated that he applied for a grant, but was not awarded the grant. Mr. Bates stated that he has discussed this issue with City Manager Don Hartle. Mr. Bates proposed moving the horseshoe pits until Spring 2016 and use the money that was set aside for that project to seal the trails. After discussion, Gary Bates made a motion, seconded by Glenna Petersen, to approve funding the trail maintenance up to \$8,000 and to use the monies that were pre-approved for the horseshoe pits.

**YEA 5**

Gary Bates  
Karen Higley  
Carl Leatham  
Perry Maughan  
Glenna Petersen

**NAY 0**

The City Council discussed the Founder's Day Rodeo. Gary Bates stated that Wellsville City has been renting bleachers for quite a few years for the rodeo from Salt Lake City. It is not cheap. Mr. Bates suggested considering a long-term investment for bleachers at the rodeo grounds. Mayor Thomas G. Bailey asked if there was any RAPZ tax monies. Mr. Bates stated that there are several funding options. Mr. Bates stated that 2 options are grants and impact fees. Mr. Bates stated that the City Council met with the Rodeo Committee last year, and there are a couple of needs for the rodeo grounds. Some committee members are using personal tractors. Mr. Bates stated that like Founder's Day, the rodeo is an expense, and it may never pay for itself. Mayor Bailey asked if the bleachers would more or less replace what Wellsville City has been renting. Mr. Bates stated that is correct. Mayor Bailey stated that he thinks it is a great idea. Mr. Bates stated that he will do some research and return with some cost estimates and grant opportunities.

#### Department Reports:

Mayor Thomas G. Bailey – 1) Mayor's Association meets once a month. The Lt. Governor of Utah will be a guest speaker at a dinner meeting on November 19, 2015. The City Council and their partners are invited. If interest, they are asking for a \$100 donation from Wellsville City. Mayor Bailey asked that this item be placed on the next agenda for discussion.

2) Thanked Don Hartle, Leesa Cooper, Jennifer Hendricks, Laurie Christensen, Tom Maughan, and Perry Maughan for all of their help in moving the office. Don Hartle stated that Mayor Bailey also helped in moving the office.

Carl Leatham – 1) Asked that the drivers of the float be placed on the appreciation dinner list.

Gary Bates – 1) Scoreboard at Darley Field – the price has gone down significantly. A local business man has offered to pay for the scoreboard. Suggested adding the information to the newsletter to solicit donations.

Gary Bates – 1) Lighting the flag at the east entry park – was to be an Eagle Scout project. Mr. Bates suggested purchasing 3 solar lights and installing them on the flag pole. Perry Maughan stated that he will discuss the Eagle Scout project with Mr. Hawker, the individual who the Eagle Scout project was approved for.

Perry Maughan – 1) Asked City Engineer Chris Breinholt if the new public works building is ready to go out for bid. Mr. Breinholt stated that they need to set up a time to finalize the layout and floor plan. After that, it will be ready to go out for bid.

Glenna Petersen – 1) Received a couple of bids on sidewalks. There is a bid for a sidewalk by Willow Valley Middle School. A couple owns the field. The couple will donate the property and allow the sidewalk as long as they have no liability. Mr. Breinholt stated that Wellsville City will need a right-of-way survey completed.

2) Met with Patti Petersen concerning the scholarships from the Beehive Drive. They are moving ahead with the application. Asked if Wellsville City will hold the scholarship funds in an account. Mr. Hartle stated that it will not be easy, but yes, Wellsville City will hold the scholarship funds in an account.

3) Asked if 900 South had been repaved yet – Perry Maughan stated no.

Karen Higley – 1) The Wellsville City Scholarship Pageant will be held on March 5, 2016. Noelle Bybee from "The Voice" will make a special guest appearance.

2) Thanked the Fire Department for their amazing efforts in putting out the fire in the Mount Sterling Estates Subdivision.

3) Thinking about starting up a program for "Get Fit Wellsville".

City Manager/Recorder's Report:

- Don Hartle – 1) Items for the newsletter need to be turned into the City Office by the 20<sup>th</sup> of each month.  
2) Raymond Construction – can start anytime – said they would start next week.  
3) FYI – will be cutting checks tomorrow. Mr. Hartle stated that he, Mayor Bailey, City Attorney Bruce Jorgensen, and City Engineer Chris Breinholt met to approve a water purchase of approximately \$200,000.  
4) Construction for the splash pad began yesterday. Received 2 invoices, \$31,250, which is half of the contract.

At 8:01 p.m., Glenna Petersen made a motion, seconded by Karen Higley, to adjourn the meeting.

**YEA 5**

Gary Bates  
Karen Higley  
Carl Leatham  
Perry Maughan  
Glenna Petersen

**NAY 0**

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Thomas G. Bailey  
Mayor

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Don Hartle  
City Manager/Recorder