

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, October 21, 2015, at the temporary Wellsville City Offices at 25 North 100 East. City officials present were Mayor Thomas G. Bailey, Councilwomen Karen Higley and Glenna Petersen, Councilmen Gary Bates, Carl Leatham, and Perry Maughan. City Manager/Recorder Don Hartle 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 16, 2015. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

<u>Others Present:</u>	Jennifer Leishman	Chad Jensen	Matt Bilodeau
	Myles Andrus	Audrey Andrus	John Cherry
	Lorraine Cherry	Anna Poppleton	Craig Rupp
	Jodell Rupp	Jay Davis	Kendall Leishman
	Janie Isaacson	Mary Ann Degn	

Opening Ceremony: Carl Leatham

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

<u>YEA 5</u>	<u>NAY 0</u>
Gary Bates	
Karen Higley	
Carl Leatham	
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 18712 through 18769.

<u>YEA 5</u>	<u>NAY 0</u>
Gary Bates	
Karen Higley	
Carl Leatham	
Perry Maughan	
Glenna Petersen	

There was no one in attendance for citizen input.

Chad Jensen and Matt Bilodeau, representing Cache County Sheriff's Office, met with the City Council to give them an update of the department. Sheriff Jensen stated that in 2014, the department lost 12 employees. To date, the department has lost 3 employees in 2015, all due to retirement. Sheriff Jensen gave the City Council a comparison as to the number of hours, citations written, and calls received during the same time frame in 2014 and 2015. Sheriff Jensen stated that things are getting better and believes that they are on the right track. Don Hartle stated that years ago, there was a program where the inmates helped different cities with community service. Sheriff Jensen stated that they still have the program, and gave Mr. Hartle the number of telephone number of the individual to contact. Gary Bates stated that Wellsville City is reviewing a new ATV ordinance that will be rolled out around the beginning of 2016. Mr. Bates stated that Cache County Sheriff's Office should receive a copy of the ordinance and review it so that the deputies are familiar with it. Glenna Petersen asked what kinds of citations are being written. Sheriff Jensen stated that there were 450 moving citation and 100 warning citations written in 2014. Ms. Petersen asked about the number of arrests that were made. Sheriff Jensen stated that in 2014, there were 3 arrests made. In 2015, there were 7 arrests made. Perry Maughan stated that the their presence has been seen more and thanked them for it. Mayor Thomas G. Bailey thanked Sheriff Jensen and Mr. Bilodeau for their help and effort.

Myles Andrus met with the City Council for an Eagle Scout project. Mr. Andrus stated that by the paved trail at Wellsville Dam, there is a smaller trail that leads to the river. Mr. Andrus would like to put bark down for the trail to the river and build a picnic table next to the river. Gary Bates stated that he has reviewed this project and supports it. There should be minimal cost associated with this project. Perry Maughan asked what the cost of the project would be. Mr. Andrus stated that he is seeking donations for the picnic table. Mr. Andrus stated that Wellsville City would pay for the bark. Mr. Andrus would need approximately 3 yards and will get the bark from the Logan Landfill. Mr. Maughan asked what Mr. Andrus is making the picnic table out of. Mr. Andrus stated that he will be using pressure-treated wood. Mr. Bates suggested using galvanized or stainless steel fasteners. Karen Higley stated that it sounds like a good project. Glenna Petersen stated that it sounds like a great project. After discussion, Gary Bates made a motion, seconded by Karen Higley, to approve the Eagle Scout project for Myles Andrus.

YEA 5

NAY 0

Gary Bates  
Karen Higley  
Carl Leatham  
Perry Maughan  
Glenna Petersen

John and Lorraine Cherry met with the City Council to discuss sidewalks in the area of 200 South and 300 East. Lorraine Cherry stated that this property is currently zoned agriculture. Ms. Cherry stated that she and her husband would like to rezone the property to residential and build a home that faces 200 South. Ms. Cherry stated that they would need to remove 2 trees for a driveway. Ms. Cherry stated that trees follow the line of sidewalk. Ms. Cherry also asked about water service. Perry Maughan stated that there is a meter on the property which is still active, but has been shut off. John Cherry stated that they would like to subdivide the property. His mother-in-law's home would be on a ¼-acre lot. Wellsville City states that a ¼ acre is 12,000 square feet, or 82 ½ by 146, which is 12,045 square feet. In doing some research, a ¼-acre lot is 10,890 square feet. Mr. Cherry asked which is correct. Carl Leatham stated that Wellsville City prefers 82 ½ feet of frontage, which is the minimum. Don Hartle stated that it shouldn't be referred to as a ¼-acre lot, but as a 12,000 square foot lot. Mr. Cherry asked if was possible to not install a sidewalk. The trees that are currently there are on city property. Mayor Thomas G. Bailey stated that in order to be rezoned, the lot would have to be 12,000 square feet. Mr. Hartle stated that the main reason Mr. and Mrs. Cherry is discussing this with the City Council is the sidewalk. If the City Council decides to waive the sidewalk, there is no expense of drawing a sidewalk on the plans. Mr. Maughan stated that a sidewalk would be nice. Mr. Maughan stated that Wellsville City would need to verify the location of the sewer. Mr. Hartle suggested proceeding with the rezone, and while the property is being rezoned, Mr. and Mrs. Cherry can proceed with the subdivision. Mr. Leatham stated that he thinks sidewalk should be required. Mr. Leatham stated that more and more subdivisions are being built, but no sidewalks are being built. Mr. Leatham stated that sidewalks are assets to the community. A majority of the property is flat, which is perfect for a sidewalk. Mr. Maughan stated that he agrees with Mr. Leatham. Karen Higley stated that she agrees with Mr. Leatham, and suggested reviewing the concept plan before a decision is made on the sidewalk.

Craig and Jodell Rupp met with the City Council to discuss dust on a county road. Craig Rupp stated that his home is located in the northfield area, which is north and east of the cemetery. Since 2000, there have been 7 or 8 homes built in the area. There is a lot of traffic, and dust has become a problem. Mr. Rupp would like to chip and seal the road from 4000 South to the end, which is about 1000 feet of road. Mr. Rupp stated that he would pay for the materials if Wellsville City would donate the labor and equipment. Perry Maughan stated that it is a county road, which has nothing to do with Wellsville City. Mr. Maughan stated that Wellsville City doesn't have the equipment or the personnel to complete this project. Mr. Rupp asked if Wellsville City had other options to help them with the road. Mr. Maughan stated that he realizes that Wellsville City uses the road, and he would like to help, but it is not Wellsville City's responsibility. Gary Bates suggested using a product called 'dust guard'. Jodell Rupp stated that they have looked into the 'dust guard' and aren't impressed with it. Mr. Maughan suggested talking with the county and letting them know that they want something more permanent. Mr. Rupp thanked the Mayor and City Council for their time.

The City Council considered for adoption a resolution requesting Recertification of the Wellsville City Justice Court. Don Hartle stated that this resolution has to be files every 4 years. Mr. Hartle authored the resolution. Mr. Hartle stated that if the resolution isn't adopted, Wellsville City will have to get rid of the Justice Court. After discussion, Gary Bates made a motion, seconded by Carl Leatham, to adopt **RESOLUTION 2015-11 A RESOLUTION REQUESTING THE RECERTIFICATION OF THE WELLSVILLE CITY JUSTICE COURT.**

**YEA 5**

**NAY 0**

Gary Bates  
Karen Higley  
Carl Leatham  
Perry Maughan  
Glenna Petersen

The City Council discussed alternatives for a second source of water in the south of the City. Don Hartle updated the City Council concerning this issue. Mr. Hartle stated that he, Perry Maughan, Tom Maughan, and City Engineer Chris Breinholt have discussed this issue several times over the last year. Mr. Hartle showed the City Council the Water Master Plan that was completed in 2002. Mr. Hartle stated that there are about 50 pages that are relevant; the rest is the supportive data. Mr. Hartle stated that he was very pleased with the Water Master Plan. Mr. Hartle stated that a water module was built to show different items that needed to be completed. Mr. Hartle stated that he would like to see the City Council take the Water Master Plan books home for a couple of weeks and review the contents. Mr. Hartle stated that there is only 1 project that hasn't been completed. The rest of the projects have been completed. Mr. Hartle stated that there is not an easy answer. Mr. Hartle stated that the alternatives are: 1) running a line from the gravel pit reservoir to the Lindley reservoir, which would require a booster pump, 2) drill a test well on the other side of the highway, or 3) run a water line along 200 West or 300 West. Mr. Hartle stated that Wellsville City does need another line on 400 North. Gary Bates asked what if a developer comes in and wants to develop property that is in the south part of Wellsville along 200 East. Mr. Bates stated that Perry Maughan brought up the idea of imposing a moratorium in the area before more applications are submitted. Perry Maughan stated that Wellsville City needs to take a really long, hard look at this issue. There is cost involved to start pumping water to the area. Mr. Maughan also stated that Wellsville City should review their impact fees. Mr. Bates thinks that Wellsville City should put the brakes on in the area before they penalize all developers. Mr. Maughan suggested meeting with City Engineer Chris Breinholt to review the cost. Mr. Hartle stated that Wellsville City needs to give Mr. Breinholt some alternatives. Mr. Maughan suggested running a line from the gravel pit reservoir to the Lindley reservoir along the foothills as far to the west as possible. Mr. Hartle asked if the City Council would like Mr. Breinholt to attend a City Council meeting to give Wellsville City some direction. Mayor Thomas G. Bailey asked if the line should be run along the foothills or 200 West. Mr. Maughan suggested giving Mr. Breinholt the 3 options that have been discussed and have him return with some numbers. Mr. Bates asked if a moratorium on building new homes should be issued for the area. Carl Leatham suggested putting a hold on annexation. Mr. Bates stated that everyone is saying the same thing in just a different way. Mr. Bates suggested Wellsville City writing a moratorium on annexation on the south end of Wellsville City, south of Highway 89/91. Mayor Thomas G. Bailey asked if it needs to be reviewed by City Attorney Bruce Jorgensen. Mr. Hartle stated that there is nothing to write because annexation is optional. Mr. Bates asked if there was any grant money for this project. Mr. Hartle stated that the State of Utah has low-interest money, but Wellsville City doesn't qualify. After discussion, Gary Bates made a motion, seconded by Carl Leatham, that any annexation south and east of Highway 89/91 needs to be assessed for adequate water before approval.

**YEA 5**

**NAY 0**

Gary Bates  
Karen Higley  
Carl Leatham  
Perry Maughan  
Glenna Petersen

Gary Bates stated that there is an individual in the Governor's office that he will contact to review grants.

The City Council discussed attendance to the November Cache Mayor's Association meeting. Mayor Thomas G. Bailey stated that this meeting will be held on November 19, 2015 at 7:00 p.m. in the Ballroom at USU. Lt. Governor Cox will be the guest speaker. All members of the City Council rsvp'd to this event.

The City Council reviewed for approval the Final Plat for the Pioneer Divide Subdivision for 2 residential building lots at approximately 160 East 400 North. Don Hartle stated that he has not received any feedback from City Engineer Chris Breinholt. Mr. Hartle suggested that if this is approved, it is subject to Mr. Breinholt signing the Final Plat. Perry Maughan asked if Jay Davis had talked to Rod Archibald. Mr. Davis stated that he has tried repeatedly to get in contact with him. Mr. Maughan stated that he lives on 400 North. Mr. Maughan stated that he would like Mr. Davis to visit with Mr. Archibald so that there is a clear and concise agreement. Mr. Maughan asked for Mr. Davis' contact information. Mr. Maughan will set up the meeting between Mr. Archibald and Mr. Davis. Don Hartle asked about water and sewer. Mr. Davis stated that it is all drawn up on the plan and submitted. After discussion, Glenna Petersen made a motion, seconded by Perry Maughan, to approve the Final Plat for the Pioneer Divide Subdivision for 2 residential building lots at approximately 160 East 400 North with the conditions that the irrigation water is resolved by a legal document, and that City Engineer Chris Breinholt signs the Final Plat.

**YEA 4**

Karen Higley  
Carl Leatham  
Perry Maughan  
Glenna Petersen

**NAY 1**

Gary Bates

Department Reports:

Perry Maughan – 1) Trail Repair – also do some repair at the cemetery. Gary will call Top Job and ask. Don Hartle stated that there is no money in the budget for this project this year.

2) Cemetery – asked that the City Council drive by 400 North 250 East. The hill is eroding away, and the cows are causing it. Asked that the City Council review it and come up with some ideas.

Glenna Petersen – 1) Maverik – waiting for Questar to move the gas line.

2) Needs survey on 200 West from 500 North to the south side of 400 North and staked.

City Manager/Recorder's Report:

Don Hartle – 1) FYI – A special meeting will need to be held in order to do the canvas to meet the deadline.

2) Handed out the Quarterly Financial Report.

At 8:11 p.m., Gary Bates made a motion, seconded by Carl Leatham, 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