

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, November 4, 2015, at the temporary Wellsville City Offices at 25 North 100 East. City officials present were Mayor Pro-tem Carl Leatham, Councilwoman Karen Higley, Councilmen Gary Bates, 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 30, 2015. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present:

Jennifer Leishman	Mitch Malm	Juanita Malm
Robert Bolton	Bill Bertolio	Steve Earl
Tracy Bodrero	Cassandra Jensen	Caleb Maughan
Les Ashby	Art Smith	Nate Pugmire
Janie Isaacson	Kendall Leishman	Jonathan Cook
Ron Case	Paul Egbert	

Opening Ceremony: Perry Maughan

Mayor Thomas G. Bailey and Councilwoman Glenna Petersen were excused from this meeting.

The Council reviewed the agenda. Gary Bates made a motion, seconded by Perry Maughan, to approve the agenda as presented.

<u>YEA 4</u>	<u>NAY 0</u>
Gary Bates	
Karen Higley	
Carl Leatham	
Perry Maughan	

The Council reviewed the minutes of the October 7, 2015 regular City Council meeting. Karen Higley made a motion, seconded by Gary Bates, to approve the minutes of the October 7, 2015 regular City Council meeting as presented.

<u>YEA 4</u>	<u>NAY 0</u>
Gary Bates	
Karen Higley	
Carl Leatham	
Perry Maughan	

The Council reviewed the minutes of the October 21, 2015 regular City Council meeting. Gary Bates made a motion, seconded by Perry Maughan, to approve the minutes of the October 21, 2015 regular City Council meeting as presented.

<u>YEA 4</u>	<u>NAY 0</u>
Gary Bates	
Karen Higley	
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, Karen Higley made a motion, seconded by Perry Maughan, to approve the City's account payables bills for payment, represented by check number 18775 through 18809.

<u>YEA 4</u>	<u>NAY 0</u>
Gary Bates	
Karen Higley	
Carl Leatham	
Perry Maughan	

There was no one in attendance for citizen input.

Mitch Malm met with the City Council for an Eagle Scout project. Mr. Malm would like to build a small foot bridge to cross a stream located near the new walking trail that is accessed off of 400 South Center Street. Mr. Malm reviewed the materials needed and cost of the bridge. Mr. Malm asked if Wellsville City has a trailer that he could use to gather the materials. Mr. Malm stated that he would like to have it completed by Thanksgiving. Mr. Malm asked if Wellsville City would be willing to cover half of the cost. Gary Bates questioned if the bridge would need a handrail. Carl Leatham stated that he didn't think the bridge would need a handrail. Karen Higley asked how long the bridge would be. Mr. Malm stated that it would be about 22 feet at an angle. Mr. Bates suggested coating the bridge with an abrasive foot coating. Mr. Leatham suggested adding the handrail at a later date. Perry Maughan stated that Wellsville City does have a trailer that Mr. Malm could use to gather the materials. Mr. Bates stated that he has no problem covering half of the cost of the materials. After discussion, Gary Bates made a motion, seconded by Karen Higley, to approve the Eagle Scout project for Mitch Malm.

YEA 4

NAY 0

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan

Robert Bolton met with the City Council to discuss Maverik and Sharp Transportation. Mr. Bolton read from a prepared statement concerning each project. Mr. Bolton stated that Maverik had submitted an application earlier this year. Mr. Bolton believes that Maverik will need an ingress and egress off of Highway 101. Mr. Bolton stated that one significant issue is the hill that is immediately to the east of this project. Mr. Bolton stated that there were many problems with the project proposed by Steve Kyriopoulos, and he feels that the same problems exist with the project at Sharp Transportation. Mr. Bolton stated that 900 East is a residential road not built to serve the purpose of semi-truck traffic. An increase of traffic on 400 North would present the same issues as the Kyriopoulos project. Mr. Bolton stated that both projects need to be given a hard look at. Perry Maughan stated that the State of Utah has reviewed the Maverik project. The traffic will increase as the valley grows. Maverik is not the reason why traffic will increase. Carl Leatham stated that traffic is an issue. The entrance point to the Maverik will be located at the high point of the hill. The speed limit in the area is reduced. Mr. Leatham stated that at some point, Wellsville City will need to help people understand as property turns from agriculture to commercial. The expansion of Sharp Transportation is a business office, not an increase in truck traffic. Sharp Transportation is willing to help in the cost of improving 400 North. Don Hartle stated that both projects have been approved. Gary Bates stated that for the record, Steve Kyriopoulos was not beaten, nor was he forced to stop his development by actions of citizens, Wellsville City, or the State of Utah. Mr. Bates stated that Mr. Kyriopoulos stopped his development based on his decision not to move forward with it. Mr. Leatham thanked Mr. Bolton for his comments and attending this meeting.

Bill Bertolio met with the City Council to discuss cul-de-sacs in a potential subdivision. Mr. Bertolio stated that he would like to build a 47-lot subdivision. Steve Earl stated that this subdivision will be built on the Bodrero property that is north of 400 North and west of the Southwest Heritage Estates Subdivision. Mr. Earl stated that the plat shows a temporary cul-de-sac on the north end, and a permanent cul-de-sac on the south end. Mr. Earl suggested an easement between the two lots to stacking snow. Mr. Earl asked for comments from the City Council before any additional expense is incurred. Perry Maughan stated that the reason he doesn't like cul-de-sacs is they serve no purpose. There are problems with cul-de-sacs, including snow removal and dead-end water lines. Mr. Maughan suggested making loops the roads. Mr. Maughan stated that he realizes by looping roads that lots will be lost, but everyone will be happier in the end. Mr. Bertolio stated that there are people who like to live in cul-de-sacs. Mr. Earl stated that by looping roads, they are limited by topography and the amount of space. Mr. Earl stated that the required width is 99 feet. Mr. Maughan showed Mr. Bertolio and Mr. Earl ways that the roads can be looped. Karen Higley stated that she likes the idea of an easement for pushing snow. Ms. Higley stated that cul-de-sacs have a higher value, and people like living in cul-de-sacs. Ms. Higley stated that the open space should be available to residents. Mr. Earl stated that it was suggested that a public trail system be

implemented through this subdivision. Carl Leatham stated that he agrees with Mr. Maughan. Mr. Leatham asked if there was an irrigation ditch that runs along the south end of the property. Mr. Earl stated yes, there is irrigation ditch that borders the property. Mr. Leatham stated that as the property develops and temporary cul-de-sacs are put in place, he recommends that the driveways not to put on the far side. The snow piles up and blocks the driveways. Mr. Leatham suggested having the road sweep back to 400 North so that there is more of an intersection. Mr. Earl stated that there are challenges with the grade of the property. Mr. Leatham stated that he would like to see a city park in the large parcel of open space that is approximately 10 acres. Don Hartle stated that there was talk of a park on the north end of Southwest Heritage Estates Subdivision. Gary Bates suggested cash in lieu of open space for this subdivision. Mr. Leatham stated that his concern with the cash in lieu of open space is that there needs to be something useable in open space for this area. Ms. Higley asked if this would be a private subdivision, such as an HOA. Mr. Earl stated that there could be an HOA, but not necessarily. Mr. Bertolio stated that he has worked with Utah State University in the past concerning open space. Mr. Bates stated that he thinks something could be worked out concerning the open space. Mr. Hartle stated that Mr. Bertolio and Mr. Earl are here tonight to discuss cul-de-sacs. Mr. Earl stated that if there are enough users on a water line, stagnant water should be an issue. Mr. Leatham asked about looping the water lines. Mr. Maughan stated that it costs a bunch to loop water lines. A discussion was held concerning moving the roads. Mr. Bates asked if Mr. Bertolio would be willing to donate a city park. Mr. Leatham stated that he would like to see something like that in the area. Ms. Higley stated that she would like to see this subdivision move forward. Ms. Higley stated that the street lights in the Mount Sterling Estates Subdivision are placed in strange places, and suggested that the street lights be placed where they would be of most use. Mr. Bertolio and Mr. Earl thanked the City Council for their input.

Cassandra Jensen met with the City Council to discuss the use of Wellsville Dam property. Ms. Jensen stated that she is a member of the Old Ephraim Mountain Men Club. Ms. Jensen stated that on the Monday prior to Memorial Day, they hold demonstrations for all of the fourth graders in Cache Valley. Ms. Jensen stated that due to issues with Hyrum City, they are no longer allowed to hold the rendezvous up Left Hand Fork. Ms. Jensen asked if the City Council would allow the Old Ephraim Mountain Men Club to use the Wellsville Dam property to host the demonstrations for the fourth graders. Ms. Jensen stated that they would need the property both Sunday and Monday in order to set up the demonstrations and then host the fourth graders. Carl Leatham asked how much land is needed. Ms. Jensen stated that they would need the camping area and a good section of property across the street from the camping area. Gary Bates stated that he remembered last year, and that the Old Ephraim Mountain Men Club was very considerate. Mr. Leatham asked if they would need the property north and west of the reservoir. Ms. Jensen stated that they would need the same property that they used last year. Mr. Leatham asked if they used the property to the south of the ball field. Ms. Jensen stated no. Mr. Leatham asked Paul Egbert if there would be a conflict with little league baseball. Mr. Egbert stated that the demonstrations are held during the day, and the little league wouldn't start until early evening. Mr. Leatham encouraged the Old Ephraim Mountain Men Club to not disturb the neighbors of this property. Karen Higley asked if the Old Ephraim Mountain Men Club wanted to use the property from this time forward, or if there should be a trial year to see how it goes. Ms. Jensen asked if the bathroom facilities could support their group. Perry Maughan suggested renting port-a-potties for the demonstrations. Don Hartle stated that the dates for 2016 are May 22 and 23. Mr. Hartle stated that Wellsville City doesn't accept reservations until January 1 of that year, but asked if the City Council wanted to make an exception. Mr. Leatham asked if the City Council wanted to make an exception in this case. Mr. Bates suggested waiving the fee for the pavilion rental. Mr. Maughan believes that the City Council should waive the waiting period to reserve the camping area and Wellsville Dam property. After discussion, Gary Bates made a motion, seconded by Karen Higley, to approve the Old Ephraim Mountain Men Club to use the camping area and Wellsville Dam property for use of fourth grade demonstrations, waive fees for the rental of the pavilion, and that the Old Ephraim Mountain Men Club is responsible for port-a-potties.

YEA 4

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan

NAY 0

The City Council discussed sidewalk concerns on Center Street from 430 South to 444 South. Gary Bates stated that Wellsville City trying to tie together the sidewalks on east side of Center Street around 400 South for the walking trail. The sidewalk has been completed on the north side, but not on the south side. It was discussed in a previous City Council meeting as to if sidewalks were required for the subdivision. Don Hartle reviewed the minutes, and sidewalks were required. Mr. Bates is wondering where to go from here. The subdivision is out of compliance, and there is a need for sidewalks in the area. Mr. Bates wondered if Wellsville City should pursue sidewalks in the area. The length of sidewalk needed is about 300 feet. Karen Higley stated that she reviewed the area. The front yard is on a slope. Ms. Higley stated that she doesn't know if it would be ideal to have a slopping sidewalk. Mr. Bates suggested using the money to extend the asphalt trail. Perry Maughan stated that he would like to see the sidewalk installed and the grade of the property addressed. Carl Leatham stated that the sidewalk is in front of the homes of Art Smith and Nate Pugmire. Mr. Maughan stated that he is all for sidewalks. Mr. Bates stated that it is the only north/south pedestrian route. Mr. Maughan stated that extending the asphalt to the edge of the road would require approval from UDOT. Mr. Maughan suggested reviewed both options. Mr. Bates stated that there was a commitment by the developer of these 2 lots for a sidewalk. Mr. Bates asked if it is not the responsibility of the current home owners to install the sidewalk. Mr. Bates stated that Wellsville City could spend the sidewalk funds to install the sidewalk. Don Hartle stated that the decision to spend sidewalk funds is up to Glenna Petersen. Mr. Bates stated that Wellsville City tries to avoid gaps in the sidewalk, and this is a gap. After discussion, Gary Bates made a motion, seconded by Perry Maughan, to continue this discussion at a future City Council meeting.

YEA 3

Gary Bates
Carl Leatham
Perry Maughan

NAY 1

Karen Higley

Department Reports:

Gary Bates – 1) Splash Pad is under construction.
2) Trails have been top coated with sealer.

Perry Maughan – 1) Removal of trees on city property east of Art Smith's home – still working on it.

Carl Leatham – 1) City Appreciation Dinner – great job.

City Manager/Recorder's Report:

Don Hartle – 1) Meeting with Raymond Construction tomorrow on the City Office building – proceeding on the project.

At 7:40 p.m., Karen Higley made a motion, seconded by Gary Bates, to adjourn the meeting.

YEA 4

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan

NAY 0

Carl Leatham
Mayor Pro-tem

Don Hartle
City Manager/Recorder