

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, December 2, 2015, at the temporary Wellsville City Offices at 25 North 100 East. City officials present were Mayor Thomas G. Bailey, Councilwoman Glenna Petersen, Councilmen 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 November 27, 2015. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present: Jennifer Leishman Diana Cannell John Cherry
Lorraine Cherry Brady Larsen Collin Larson
Art Smith

Opening Ceremony: Perry Maughan

Councilman Gary Bates and Councilwoman Karen Higley were excused from this meeting.

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

YEA 3 NAY 0
Carl Leatham
Perry Maughan
Glenna Petersen

The Council reviewed the minutes of the November 17, 2015 regular City Council meeting. Carl Leatham made a motion, seconded by Glenna Petersen, to approve the minutes of the November 17, 2015 regular City Council meeting as presented.

YEA 3 NAY 0
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, Perry Maughan made a motion, seconded by Glenna Petersen, to approve the City's account payables bills for payment, represented by check number 18886 through 18921.

YEA 3 NAY 0
Carl Leatham
Perry Maughan
Glenna Petersen

There was no one in attendance for citizen input.

Diana Cannell representing Allred Jackson CPA's met with the City Council to present the 2014/2015 audit report. Ms. Cannell stated that she appreciated Don Hartle and all of those that work with the audit. Mr. Hartle is very detailed-oriented, and Wellsville City's records are always easy to review. Ms. Cannell stated that there were no major changes. Ms. Cannell stated that there were 5 findings. They are as follows: 1) the storm water fund was \$4,538 over budget, 2) fund balances, 3) post minutes to the Utah Public website 3 days after they are approved, 4) City Council annual training – documented in the minutes, and 5) online training course concerning the GRAMACT – certification has lapsed. Ms. Cannell stated that Wellsville City is in solid financial condition. Mayor Thomas G. Bailey stated that Wellsville City appreciates Diana Cannell and her staff at Allred Jackson. Mayor Bailey stated that he and the City Council appreciates all of the hard work that Don Hartle, Leesa Cooper, and the other staff members do. After discussion, Glenna Petersen made a motion, seconded by Carl Leatham, to accept the 2014/2015 audit report.

YEA 3
Carl Leatham
Perry Maughan
Glenna Petersen

NAY 0

At 6:30 p.m., conduct a public hearing to receive public input, then consider the recommendation of the Planning Commission on a request from Anna Poppleton that the zoning map and the City Code be amended to rezone property at 165 South 300 East (Tax I.D. #10-014-0025) from RA-1 to R-1-12. Mayor Thomas G. Bailey reviewed the rules of public hearings with those in attendance. Lorraine Cherry stated that they would like to rezone the property so that her mother's home will remain on 12,000 square feet and she and her husband will purchase the remainder of the property to build one home on. Brady Larsen asked where the driveway to their home would be located. John Cherry stated that the current driveway will remain as it currently is, and that his guess would be that the driveway to their home would come off of 200 South. Carl Leatham stated that issue would be addressed at the subdivision public hearing. Mr. Leatham stated that the Planning Commission discussed this property. It is adjacent to other property that is zoned R-1-12. The request is consistent with the Land Use map and the General Plan. The Planning Commission recommended approval of this request. Mr. Larsen asked where the home would be located. There is a hill on the side of the property. Mr. Larsen asked if mud slides had been considered. Mr. Larsen stated that 1/4-acre lots are small lots. Mayor Thomas G. Bailey stated that the lot would need to have at least 82-1/2 feet of frontage. Perry Maughan asked if they plan to build the home on the west or east side of the existing barn. Don Hartle stated that it hadn't been discussed. This public hearing is for the rezone only. Mr. Cherry stated that their home will be no where near the creek. Mr. Leatham stated that by rezoning this property, there would be 2 building lots on the property. The City Center is zoned R-1-12, but that doesn't mean that all of the lots in the City Center are that size.

At 6:43 p.m., the public hearing was closed.

After discussion, Carl Leatham made a motion, seconded by Glenna Petersen, to approve a request from Anna Poppleton that the zoning map and the City Code be amended to rezone property at 165 South 300 East (Tax I.D. #10-014-0025) from RA-1 to R-1-12.

YEA 3
Carl Leatham
Perry Maughan
Glenna Petersen

NAY 0

The City Council discussed a potential sidewalk at approximately 450 South Center. Glenna Petersen stated that all of the monies in the sidewalk fund are being used for a sidewalk at Willow Valley Middle School. Ms. Petersen stated that this issue is not a 'number 1' priority with the sidewalk committee. Perry Maughan asked if Don Hartle had found anything in the minutes concerning a sidewalk requirement for this subdivision at 450 South Center. Don Hartle stated no. Carl Leatham stated that he thinks that this sidewalk is important to have completed. Ms. Petersen stated that in her opinion, the sidewalk shouldn't jog in, but taper in. Ms. Petersen stated that they don't have the budget this year. Mr. Leatham stated that this piece of sidewalk needs to be on the list. Art Smith stated that it is important to note that at the beginning of this project, there was water in front of his home. Mr. Smith wanted to install culverts, but UDOT said no. The issue was resolved. There was an old sidewalk located in front of this project. Mr. Smith stated that he asked Don Hartle if the sidewalk needed to be replaced, and he was told no. Mr. Smith stated that he designed his driveway, landscaping, and sprinkler system around no sidewalk being there. Mr. Smith stated that it would be a sidewalk to nowhere. Mr. Smith asked if Wellsville City could request from UDOT to continue the asphalt from the edge of the road to the east. Mr. Maughan asked what the cost was for what UDOT did. Mr. Hartle stated that UDOT contributed approximately \$27,000 to the project, and the cost of the project was between \$35,000 and \$40,000. Mayor Thomas G. Bailey stated that Mr. Smith and his neighbor need to work out a plan. Mr. Bailey stated that Wellsville City has no intentions without having a meeting with the neighbors and a plan of action. Mr. Leatham stated that he remember talking about the asphalt from the crown of the hill to the opposite crown of the opposite hill. Mr. Leatham stated that it seems that asphalt was installed from mid-point of the hill to mid-point of the opposite hill.

Mr. Maughan stated that UDOT gave Wellsville City so much money towards the project. Mr. Maughan thinks it is worth pursuing, and asked that he be allowed to discuss the issue with UDOT. Mr. Maughan stated that he agrees with Mayor Bailey, that Mr. Smith and his neighbor need to be involved. Mayor Bailey stated that with Cache County School District opening the new elementary school where Willow Valley Middle School is currently located, all of the focus for sidewalks in on that area. Mr. Maughan stated that he will discuss this issue with Rick at UDOT.

The City Council discussed a possible policy regarding property owners' use of City street right-of-ways. Perry Maughan stated that he discussed this issue at the previous City Council. Citizens are putting rocks and gardens around the water meters, and then requesting that the water meter be raised. Mr. Maughan stated that he proposed a fee of \$500 to raise a water meter. Carl Leatham asked if this issue would need to go through the Planning Commission. Don Hartle stated that the Design Standards and Specifications would need to be modified, and the code would need to be amended. Mr. Maughan would like to move forward on this issue, and stated that the Public Works Department would work on it.

Department Reports:

Perry Maughan – 1) Trees – Kendall Leishman looked at the trees around Art Smith's home – will try to get a cable in there to cut and pull them out – hopefully soon.

2) Ron Case would like a tree removed. It is a black willow, and if left on the wet ground, it will grow back. He will need to devise a plan on how to get the tree out – may need a very long cable to lift it up and out.

3) Eagle Scout project – met with Mr. Hawker about installing the lights to shine on the flag at the entry park – will have it completed within the next 2 weeks.

4) Snow removal – asked that a reminder be added to the newsletter to remind residents to keep cars, trailers, etc. off of the City streets.

Carl Leatham – 1) Asked about snow removal on sidewalks. The home owner is responsible to keep the sidewalk in front of their home cleared, asked if the City has the means to clear sidewalk/trail. Perry Maughan stated that the City would need to review the cost. Don Hartle stated that capital is a factor, but operational costs need to be reviewed also. Brady Larsen asked if someone would give him a list of sidewalks that need to be cleared, he would volunteer to clear them.

Glenna Petersen – 1) Spoke with Don Hartle and the property owner concerning the sidewalk about 200 East. Asked Mr. Hartle to contact City Attorney Bruce Jorgensen to draw up a contract between Wellsville City and the property owner. Discussed different ways of measuring, either from the edge of the asphalt or from the middle of the road. Mr. Hartle stated that if Wellsville City measures from the side of the road, they will know how much property they are getting. Mr. Hartle suggested a street dedication instead of a deed. A street dedication takes care of deeding any property. Ms. Petersen stated that she will discuss all of the options with the property owner.

City Manager/Recorder's Report:

Don Hartle – 1) A meeting with Raymond Construction concerning the new City Office building was scheduled for tomorrow, but will postpone it because Karen Higley is on the committee and will be unable to attend.

2) Discussed Council table options and received input from the City Council.

At 7:33 p.m., Carl Leatham made a motion, seconded by Perry Maughan, to adjourn the meeting.

YEA 3

Carl Leatham
Perry Maughan
Glenna Petersen

NAY 0

Thomas G. Bailey
Mayor

Don Hartle
City Manager/Recorder