

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, May 20, 2015, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey, 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 May 15, 2015. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present:

Jennifer Leishman	Joshua Leishman	Julie Leishman
Dalton Western	Todd Beutler	Doug Thompson
Betty Balls	Thayne Rasmussen	Christine Rasmussen
Janie Isaacson	Kendall Leishman	Jonathan Cook
Arlyn Brenchley	Art Smith	Scott Gary
Karma Leatham	Mitch Malm	Juanita Malm

Opening Ceremony: Perry Maughan

Councilwomen Karen Higley and 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 3</u>	<u>NAY 0</u>
Gary Bates	
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, Perry Maughan made a motion, seconded by Carl Leatham, to approve the City's account payables bills for payment, represented by check number 18158 through 18202.

<u>YEA 3</u>	<u>NAY 0</u>
Gary Bates	
Carl Leatham	
Perry Maughan	

There was no one in attendance for citizen input.

Joshua Leishman met with the City Council about an Eagle Scout project. Mr. Leishman stated that his project is to remove large tree limbs from the new trail and put them along the trail. Mr. Leishman stated that he will ask for help on this project from his troop and Wellsville 11<sup>th</sup> Ward members. There will only be adults using the chainsaw. Mr. Leishman plans on completing this project on June 13, 2105. Mr. Leishman will need some long stakes to put into the ground to hold the logs. Perry Maughan suggested adding some flags to the stakes to remind people. After discussion, Gary Bates made a motion, seconded by Perry Maughan, to approve the Eagle Scout project for Joshua Leishman

<u>YEA 3</u>	<u>NAY 0</u>
Gary Bates	
Carl Leatham	
Perry Maughan	

Dalton Western met with the City Council about an Eagle Scout project. Mr. Western stated that his project is to update and catalog the Wellsville City cemetery. The veteran records will also be updated. Mr. Western stated that he has met with Leesa Cooper. This project could possibly be divided up into 2 or 3 projects. Mr. Western stated that part of the project could be to take a picture of each headstone and

update websites such as ‘names in stone’ and ‘find a grave’. Gary Bates asked if there is an easy way to identify veteran headstones. Mr. Bates suggested a sticker of the American flag. After discussion, Gary Bates made a motion, seconded by Carl Leatham, to approve the Eagle Scout project for Dalton Western, and if it gets to be too overwhelming, it could be divided up into 2 or 3 projects.

YEA 3

NAY 0

Gary Bates  
Carl Leatham  
Perry Maughan

Todd Beutler, representing the Cache Valley Transit, met with the City Council to discuss bus service to Wellsville City. Mayor Thomas G. Bailey stated that a few citizens have approached the City Council concerning bus service to Wellsville. Mayor Bailey asked that Mr. Beutler explain the process for that to happen. Mr. Beutler stated that the Cache Valley Transit District Board will have to vote to allow bus service to Wellsville City. The citizens of Wellsville City will need to vote on 2 key issues; 1) adopt into transit district, and 2) adopt a fee of 3/10 of 1% sales tax. Mr. Beutler stated that the transit district focuses on priorities. Those priorities are as follows: 1) meet the needs in the district, 2) meet the needs in Cache Valley, and 3) meet the needs outside of Cache Valley. A study will need to be completed to understand the demand. Mr. Beutler stated that every 5 years, the transit district authors a short transit plan which they hire consultants to prepare. It is scheduled for 2017. Mr. Beutler stated that because of the 2 new high schools, they will be working on this plan in 2016. Mayor Bailey stated that the transit district is at least 1 year out from getting bus service to Wellsville City. Mr. Beutler stated that it does take time to evaluate because of the regulations that the transit district is under. Mr. Beutler stated that Wellsville City could review van pools if they desire. Doug Thompson asked what types of things does Wellsville City desire. Betty Balls stated that she has family and elderly people that would like to come visit her. She also believes that it would be easier for holidays. Gary Bates stated that there are other citizens in Wellsville City that are unable to drive or have other driving restriction, and Wellsville City has no type of bus service. Mr. Beutler stated that the main connections for Wellsville City would be to Logan and Hyrum to get people to work and school. Julie Leishman stated that she lives off of the meridian road. It would be beneficial if she could get her children to the park ‘n ride, and then have them go to Hyrum or Logan. Mr. Beutler stated that the transit district would evaluate the priorities. Perry Maughan asked how many people the study will be based on, such as 10 people or 100 people. Mr. Beutler stated that they will evaluate everything, such as the most people and the most coverage. Mr. Maughan asked for the best guess of how many bus runs would Wellsville City receive. Mr. Beutler stated that for commuter service, there would be 2 runs in the morning and evening, 1 run in the afternoon. Mr. Beutler stated that to have all-day bus runs would consume a lot of services. Mr. Thompson stated that this is a great project for students at USU to prepare and execute a survey for. Mr. Thompson asked that Mayor Bailey assign an individual to work with the transit district to discuss different issues in depth and return to a future City Council meeting. Mayor Bailey agreed. Mr. Beutler stated that the bus service is a resource for the future, but Wellsville City could participate in other services and other programs that would be able to supply help immediately. Mr. Thompson believes that the bus runs to Wellsville City are good for both the Cache Valley Transit District and Wellsville City. Mayor Bailey asked what would happen if the vote of the citizens passes, but the board doesn’t approve the bus runs to Wellsville City. Mr. Thompson stated that communication with the board will take place first. Mr. Thompson stated that bus runs to Wellsville City have been discussed on a casual basis with the board. Mayor Bailey asked if the transit district will contact USU about issuing a survey to the citizens of Wellsville City concerning bus runs. Mr. Thompson stated that he will contact them first thing in the morning. Mr. Thompson stated that he believes this will be a win win situation for all involved. Mayor Bailey stated that he will be the point of contact for this issue. Mayor Bailey thanked Mr. Beutler and Mr. Thompson for their attendance to this meeting.

The City Council adopted a code amendment allowing “Auctions” in the RA-1 zone as a conditional use. Gary Bates asked if someone requested this. Mayor Thomas G. Bailey stated that Monte Williams has requested this. Mr. Bates asked if Mr. Williams has held an auction, and is now coming into compliance. Carl Leatham stated that he believes Mr. Williams has held 1 or 2 auctions because he remembers seeing a sign. After discussion, Carl Leatham made a motion, seconded by Perry Maughan, to approve **CODE AMENDMENT 2015-02 AN AMENDMENT AMENDING THE WELLSVILLE CITY CODE,**

**TITLE 10, LAND USE REGULATIONS, CHAPTER 6, RESIDENTIAL ZONES, ARTICLE B, RA RESIDENTIAL-AGRICULTURE ZONE TO ADD AUCTIONS AS A HOME OCCUPATION.**

YEA 3

Gary Bates  
Carl Leatham  
Perry Maughan

NAY 0

At 7:00 p.m., conduct a public hearing to receive public input, then consider the recommendation of the Planning Commission that the code be amended to reduce the front setback in the CN, Neighborhood Commercial zone from 20 feet to 0 feet. Mayor Thomas G. Bailey reviewed the rules of a public hearing with those in attendance. Mayor Bailey stated that Wellsville City is building a new office building. As the Planning Commission was reviewing the code, the code states that the setback in the CN, Neighborhood Commercial zone is 20 feet. All buildings in the CN, Neighborhood Commercial zone are 0 feet of frontage. Juanita Malm asked if someone would educate her on this modification to the code. Carl Leatham stated that in 1972, a generic zoning code was adopted for Wellsville City. Wellsville City has reviewed it and adapted it to fit the City's needs over the years. This modification is an oversight that needs to be addressed. Gary Bates stated that the CN, Neighborhood Commercial zone begins just past the south east corner of the block and extends the length of this block and around the corner to the barber shop. Thayne Rasmussen stated that there are 3 different zones in the area, and asked what the setbacks of the other zones are. Mr. Leatham stated that there is no conflict with the other zones. This modification is making the code fit what is already here. Mr. Rasmussen suggested bringing the code into compliance with existing structures. Mayor Bailey stated that is a good suggestion.

At 7:10 p.m., the public hearing was closed.

Carl Leatham stated that the Planning Commission recommended amending the code. After discussion, Carl Leatham made a motion, seconded by Perry Maughan, to approve **CODE AMENDMENT 2015-03, AN AMENDMENT AMENDING THE WELLSVILLE CITY CODE, TITLE 10, LAND USE REGULATIONS, CHAPTER 9, COMMERCIAL ZONES, ARTICLE A, CN NEIGHBORHOOD COMMERCIAL ZONE, TO REDUCE THE FRONT SETBACK REQUIREMENT.**

YEA 3

Gary Bates  
Carl Leatham  
Perry Maughan

NAY 0

Don Hartle attended the CMPO meeting with UDOT this morning. Don Hartle stated that this all started when Wellsville City applied for a conditional use in the CN, Neighborhood Commercial zone. The code stated that the setback is 20 feet, when it should be 0 feet. Mr. Hartle was informed that UDOT has to approve any access onto a state highway. Mr. Hartle contacted Jeff Gilbert and submitted pictures. The driveway to the cinderblock building will be shut down and need curb and gutter. The driveway between the current office building and the fire station will be shut down and need curb and gutter. The only access will be on the west side of the fire station. Carl Leatham asked if they gave a reason as to why. Mr. Hartle stated that the reason is regulations. Mr. Hartle stated that Wellsville City has the right to appeal the decision. Darrin Frstrip would be willing to discuss the issue with the City Council. Gary Bates stated that Wellsville City should appeal. Mr. Hartle stated that he will contact Mr. Gilbert to discuss the appeal process. Perry Maughan stated that there would be more power if City Attorney Bruce Jorgensen is behind it. Mayor Thomas G. Bailey stated that Mr. Hartle will contact Mr. Gilbert and proceed with the appeal. Mr. Maughan suggested involved City Attorney Bruce Jorgensen. Mr. Hartle will report at the next City Council meeting.

The City Council discussed the proposed regional trail coordinator. Mayor Thomas G. Bailey stated that a letter was sent to hire a regional trail coordinator for Cache County. Gary Bates stated that as he reviewed it, and was enthused about it. He then realized 2 things; 1) Wellsville City will have to share in cost, and 2) it is unlikely that Wellsville City will have someone as part of the committee. Wellsville City has started a

small trail system, and has access through mountain trails through the Murray property. Mr. Bates stated that he doesn't know if a regional trail coordinator would benefit to Wellsville City. Mayor Bailey stated that the east side of Cache Valley will benefit the most from this. Don Hartle stated that the county has hired a similar individual in the zoning office. Wellsville City pays \$3,000 per year for this individual. Perry Maughan stated that he doesn't see how this regional trail coordinator would benefit Wellsville City. Mr. Maughan stated that he agrees with Mr. Bates. Carl Leatham stated that he also agrees with Mr. Bates. Mr. Leatham stated that Wellsville City is isolated on the west side of Cache Valley, and feels that the resources would be better spent in town. After discussion, Gary Bates made a motion, seconded by Carl Leatham, that Wellsville City elects not to participate as a paying member to the Cache Trails committee.

**YEA 3**

Gary Bates  
Carl Leatham  
Perry Maughan

**NAY 0**

The City Council discussed an emergency response plan. Perry Maughan handed out information concerning this issue. Mr. Maughan stated that some companies haven't returned the calls. Mr. Maughan asked that the City Council read the provided information and add this issue to the next City Council meeting agenda to be discussed more thoroughly. Gary Bates stated that it was a good plan. Carl Leatham stated that it is a great idea. After discussion, Perry Maughan made a motion, seconded by Gary Bates, to continue this discussion at a future meeting.

**YEA 3**

Gary Bates  
Carl Leatham  
Perry Maughan

**NAY 0**

The City Council discussed with possible action on the issuance of a Request for Proposal (RFP) on a public works building and related facilities. Perry Maughan handed out pictures that were provided by City Engineer Chris Breinholt. These pictures were reviewed. Gary Bates stated that the buildings fit better than what people think. Carl Leatham stated that the Planning Commission stated that if 200 South is going to be abandoned, the City Council needs to come up with a road plan. Gary Bates asked if a road plan can be developed with privately held property. Mr. Leatham stated yes. It is the same as the road plan in the CH, Highway Commercial zone. Mr. Leatham stated that 100 South and 200 South will end at 300 West. If the road plan stays on the existing line, it divides the property. If it goes off a half-block, it goes through someone's property. Mr. Maughan stated that he attended road school approximately a month ago. Some cities that use sand for their roads, the cost to sweep it up is around \$1,300. Mr. Maughan suggested going straight salt and use the sand as an emergency or for flooding. Gary Bates suggested adding it to the next agenda to discuss it in further detail. Mayor Thomas G. Bailey asked about being able to pull straight through in the shed. Mr. Maughan stated after reviewing the shed in Riverside, parking at a 45-degree angle in the shed will work. Mr. Leatham suggested that the open bays not face south, but face east. Mr. Maughan suggested that this project move forward and have City Engineer Chris Breinholt go off of the proposed design. It was suggested that the building be 80 feet wide by 150 feet long. After discussion, Perry Maughan made a motion, seconded by Carl Leatham, that City Engineer Chris Breinholt have the RFP ready to go out to bid for both buildings.

**YEA 3**

Gary Bates  
Carl Leatham  
Perry Maughan

**NAY 0**

The City Council discussed with possible action on proceeding for the construction of a public works building and related facilities. After discussion, Perry Maughan made a motion, seconded by Carl Leatham, that City Engineer Chris Breinholt have the RFP ready to go out to bid for both buildings.

YEA 3  
Gary Bates  
Carl Leatham  
Perry Maughan

NAY 0

The City Council discussed with possible action on the issuance of a Request for Proposal (RFP) for a sand and salt building and other material containment facilities. After discussion, Perry Maughan made a motion, seconded by Carl Leatham, that City Engineer Chris Breinholt have the RFP ready to go out to bid for both buildings.

YEA 3  
Gary Bates  
Carl Leatham  
Perry Maughan

NAY 0

#### Department Reports:

Mayor Thomas G. Bailey – 1) Received a letter concerning motorcycles in town – tough for deputies to catch kids – advantage of having own deputy. Discussed education through city newsletter and asking deputies to enforce traffic laws. Include reminder about trail – horses, 4-wheelers, and motorized bikes are not allowed. Asked Carl Leatham to contact law enforcement.

2) Flags – call Ralph Parker to discuss a time to meet at the cemetery.

3) Bids for the City Office are due June 1, 2015 – discussed committee – those on the committee are: Mayor Thomas G. Bailey, Gary Bates, Karen Higley, Don Hartle, Chris Breinholt, and Leesa Cooper.

4) Stevens-Henager college sent a poster concerning a scholarship – think of a young person.

Carl Leatham – 1) Beaver are destroying the trees at the dam – Perry will discuss this issue with Colin Harrison.

2) Memorial Day – decorative bunting for the monument at the cemetery – Don Hartle will have to look for it.

Gary Bates – 1) Street mower – asked to have the area by the camp ground at the Wellsville Dam mowed – will not happen before Memorial Day.

2) Submitted grant request to State for a slurry coat on the trails.

3) Wellsville City didn't receive the second grant request concerning the splash pad – Mayor Bailey will be meeting with the County Councilman.

4) List of all City-owned property, location, size, and amount received in rent. The City Council will review the list mid-winter to make a decision. The City will then send a letter to the individuals concerning price adjustments.

5) Concern with speeders in Wellsville City – postpone higher speed limits. The City Council promised the citizens that there would be some education and step up patrols. Gary Bates will write a paragraph to add to the City newsletter concerning this issue.

6) Discussed Wellsville City having their own police officer in town – purchase a used patrol car – patrol presence in town. Asked that this issue be added to the next agenda.

Perry Maughan – 1) Web page – Ron Case is still overseeing it – asked that the list of approved trees to plant be added to the website.

2) Cemetery – the YM/YW of the Wellsville Stake did a fantastic job. A letter is sent to the Stake President and asked that it be read in each ward. Asked that the letter be added to the city newsletter.

3) Credit cards for city employee – asked that a discussion concerning this issue be added to the agenda.

4) Built a berm for the green waste container – still need another container.

At 8:31 p.m., Carl Leatham made a motion, seconded by Perry Maughan, to adjourn the meeting.

YEA 3

Gary Bates  
Carl Leatham  
Perry Maughan

NAY 0

---

Thomas G. Bailey  
Mayor

---

Don Hartle  
City Manager/Recorder