

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, June 3, 2015, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey, Councilwomen Karen Higley, 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 May 29, 2015. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present: Jennifer Leishman Monte Williams Eileen Burbank
Brian Burbank Syndee Atkinson Devin Jones
Jonathan Cook Rick Stednitz Karma Leatham
Art Smith

Opening Ceremony: Mayor Thomas G. Bailey

The Council reviewed the agenda. Don Hartle stated that item #10 canceled. Karen Higley made a motion, seconded by Perry Maughan, to approve the agenda with the change.

YEA 4 NAY 0
Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

The Council reviewed the minutes of the May 6, 2015 regular City Council meeting. Carl Leatham made a motion, seconded by Karen Higley, to approve the minutes of the May 6, 2015 regular City Council meeting as presented.

YEA 4 NAY 0
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, Perry Maughan made a motion, seconded by Carl Leatham, to approve the City's account payables bills for payment, represented by check number 18208 through 18239.

YEA 4 NAY 0
Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

At 6:07 p.m., Councilman Gary Bates arrived at the meeting.

The Council reviewed the minutes of the May 20, 2015 regular City Council meeting. Carl Leatham made a motion, seconded by Gary Bates, to approve the minutes of the May 20, 2015 regular City Council meeting as presented.

YEA 3 NAY 0 ABSTAIN 2
Gary Bates Karen Higley
Carl Leatham Glenna Petersen
Perry Maughan

There was no one in attendance for citizen input.

Monte Williams met with the City Council for a business license. Monte Williams would like to hold auctions once a month out of the barn located on his property. Carl Leatham stated that the Planning Commission approved the conditional use with the condition that this business be placed on a 6-month probation period and be reviewed then. Mr. Leatham stated that there were several neighbors that attended the meeting in support of Mr. Williams. After discussion, Carl Leatham made a motion, seconded by Gary Bates, to approve the business license for Monte Williams.

YEA 5

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

NAY 0

Syndee Atkinson met with the City Council for a business license. Syndee Atkinson stated that she is building a new home in the Sterling Ridge Subdivision. Ms. Atkinson stated that she has operated a salon from her home in Smithfield for the past 23 years, and would like to continue to do so in Wellsville. Carl Leatham stated that during the Planning Commission meeting, there was a neighbor who was concerned that this business was against the CC&R's of the subdivision. The CC&R's are an HOA issue, not a City issue. Another neighbor stood and stated that there were 8 other home businesses in the neighborhood. Mr. 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 Syndee Atkinson.

YEA 5

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

NAY 0

The City Council reviewed for approval the Preliminary Plat for the Wellsville Landing Subdivision, consisting of a total of 10 lots on property on the north side of 300 South from 200 East to 300 East. Devin Jones stated that the City Council has reviewed the concept plan, and he is now seeking approval for the Preliminary Plat. There are a total of 10 lots, with the existing home residing on the lot #10. Mr. Jones stated that the Preliminary Plat should meet all of the City's requirements. Carl Leatham stated that the Planning Commission wanted something recorded on the Preliminary Plat that sewer pumps will be required on lots 1 and 2. Mr. Jones stated that the verbiage is on the Preliminary Plat as note #5. Don Hartle stated that the City Council agreed to work with the developer. The cost will be shared to pave 200 East from 200 South to 300 South. The water line will also be extended so that it loops instead of dead ends. Perry Maughan stated that this is a great deal for Wellsville City. After discussion, Perry Maughan made a motion, seconded by Glenna Petersen, to approve the Preliminary Plat for the Wellsville Landing Subdivision, consisting of a total of 10 lots on property on the north side of 300 South from 200 East to 300 East.

YEA 5

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

NAY 0

The City Council discussed the City's participation in assisted funding for the County Zoning Office. Mayor Thomas G. Bailey stated that at the last meeting, this issue was brought up and the City Council

wanted it added to tonight's agenda. Don Hartle stated that Wellsville City has participated for quite a few years, and that City Planner Jay Nielson has used the County Zoning Office's services. Mr. Hartle stated that for the current year, Wellsville City paid \$2,625. Carl Leatham asked what benefit is provided to Wellsville City. Mr. Hartle stated that there is a lot of data from the State that is made available to the County, but not the City. Gary Bates asked if Wellsville City has ever used the services. Mr. Hartle stated that when this issue was discussed 4 to 5 years ago, Mr. Nielson stated that it uses the services all the time. Mr. Leatham asked if the GPS through the County Zoning Office is different than what is available through the County Recorder's Office. Mr. Hartle stated that he didn't know. Glenna Petersen suggested continuing this discussion after Mr. Nielson is asked about his use of the County Zoning Office. Mr. Bates asked what other cities participate. Mr. Hartle stated that most, but not all, cities participate in funding for the County Zoning Office. Karen Higley asked if there is a deadline for the decision. Mr. Hartle stated no. Mr. Bates asked if Wellsville City pays annually. Mr. Hartle stated yes. Mr. Bates asked when the payment is due. Mr. Hartle stated that he didn't know. Mr. Bates stated that someone should call the County Zoning Office to ask about the service. Perry Maughan stated that he agrees with Mr. Bates. Mr. Leatham stated that he also agrees with Mr. Bates. After discussion, Glenna Petersen made a motion, seconded by Carl Leatham, to continue this discussion at the next City Council meeting.

YEA 5

NAY 0

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

The City Council discussed the RFP's that have been received on the new City Office Building, and course of action. Don Hartle stated that Wellsville City didn't specify the number of copies needed. There were 7 companies that responded to the RFP. They are: MW Construction, Northstar, Spindler Construction, Landmark Companies, Lundahl Building, Raymond Construction, and Ironwood Construction. Mr. Hartle stated that at the last City Council meeting, a committee was discussed. Mr. Hartle was part of that committee. Mr. Hartle stated that his son is Vice President of Landmark Companies, and so he has asked to be removed from the committee. Carl Leatham suggested adding some type of construction person to the committee. Mr. Leatham suggested Adam Brandt. Mayor Thomas G. Bailey listed the members of the committee. They are: Mayor Thomas G. Bailey, Gary Bates, Karen Higley, Leesa Cooper, and City Engineer Chris Breinholt. Mr. Hartle recommended having an odd number of people on the committee. Glenna Petersen believes it would be a good idea to have some type of construction person on the committee. Mr. Hartle suggested James Wakefield. Gary Bates stated that because Mr. Breinholt is on the committee, he would be willing to move forward, and he could also entertain the idea of having a construction person on the committee. Ms. Petersen suggested Tracy Bailey. Perry Maughan also suggested Karma Leatham as a committee member. Mr. Bates suggested the building inspector. Mr. Hartle stated that he thinks the building inspector would be reluctant to be on the committee. Mr. Leatham asked how soon the committee would like to move on this issue. A schedule was discussed. Mayor Bailey will contact Tracy Bailey. The committee will begin meeting on June 8, 2015 at 5:00 p.m. Mr. Hartle will make copies of the needed RFP's and scoring sheets, and deliver them to the committee. After discussion, Glenna Petersen made a motion, seconded by Perry Maughan, to approve the committee.

YEA 5

NAY 0

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

The City Council discussed the possibility of the establishment of a City law enforcement department. Gary Bates stated that the idea has been discussed of hiring a retired military/law enforcement person to be available in town and have more of a presence. This person would issue traffic tickets and zoning violations. They would be the enforcement arm of the City Council. Mr. Bates stated that it could start as

a 20-hour per week job and see where it goes from there. Mayor Thomas G. Bailey asked if Wellsville City would maintain their agreement with the Cache County Sheriff's Office and hire someone for 20 hours per week. Mr. Bates stated that it is opened for discussion. Mr. Bates stated that if Wellsville City didn't pay the county fee, the Cache County Sheriff's Office is still required to respond because Wellsville City is part of Cache County. The Cache County Sheriff's Office would not be obligated to patrol in Wellsville City. If Wellsville City would like to use the Cache County Sheriff's Office for Founder's Day, they would negotiate their own contract. Mr. Bates stated that the position would be similar to a constable. Glenna Petersen asked if Wellsville City would need to supply a police car. Mr. Bates stated that Wellsville City could purchase a police car at an auction. Perry Maughan suggested someone talking to Mantua to see what is required to do to have a law enforcement department. Mr. Bates stated that Wellsville City would need to provide a vehicle, certification/training costs, insurance (liability), radio, and uniform. Mr. Bates suggested putting some feelers out to see if anyone would be interested. Mr. Maughan stated that some officers have part-time jobs to help supplement their income. Mr. Maughan thinks that this would be a benefit to Wellsville City. Carl Leatham stated that this is definitely worth looking into. Mayor Bailey stated that his concern is that Wellsville City is building a new City Office and a new Public Works facility, and doesn't know what kind of money will be involved. Karen Higley stated that her concern is that the fire department receives the equipment that they are in need of. Mr. Maughan asked Mr. Bates to find out a cost. Mayor Bailey stated that he remember \$52,000. Mr. Bates stated that he believes that number is for a new vehicle and a full-time employee. Mr. Bates stated that there will be some upfront investment, but they would get a return on their money by the citations that are written. Mr. Maughan stated that it doesn't cost anything to look into the project. Mr. Bates stated that he would contact Mantua and asked if Mr. Hartle will contact the insurance company. After discussion, Carl Leatham made a motion, seconded by Glenna Petersen, to continue this discussion at a future City Council meeting.

YEA 5

NAY 0

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

The City Council discussed an emergency response plan. Perry Maughan explained the issue that Nibley City had with their water, and that the office staff was able to push a button which contacted all of the residents. Mr. Maughan stated that the company that Nibley City used has gone out of business. Mr. Maughan stated that he will continue to investigate and obtain more information from other companies. Gary Bates thinks that it is a great idea. Carl Leatham agrees with Mr. Bates. Karen Higley stated that it is worth looking into. After discussion, Perry Maughan made a motion, seconded by Carl Leatham, to continue this discussion at a future City Council meeting.

YEA 5

NAY 0

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

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 stated that the Public Works department would like to have an 80-foot by 150-foot maintenance shed. Mr. Maughan stated that if a city mixes their sand and salt, the city has 48 hours after the end of the storm to sweep the streets. Mr. Maughan suggested that Wellsville City goes to straight salt. Don Hartle suggested adding wings to the building for storage of items that doesn't need to be inside. Mr. Maughan suggested getting City Engineer Chris Breinholt involved and completing this project. A discussion was held concerning heating the building. Mr. Maughan stated that the building could be separated by a curtain and that one side of the building could be heated and the other side not heated. Mr. Hartle showed pictures of the building that is located in Riverside. Mr. Maughan asked that the City Council members go to Riverside and look at the building. Karen Higley stated that

- Glenna Petersen – 1) Likes the signs for the Fishing Derby this Saturday.
2) Thinks that the Farmer’s Market is a great idea.
3) Asked if the Scholarship Pageant will continue – Karen Higley would like to try and keep it going every year.
4) Sidewalk projects are complete on 100 West and 200 East.

- Karen Higley – 1) Founder’s Day – hire out vendors – was contacted by an individual who hands out balloons and charges \$250. Perry Maughan has no problem with them having a booth, but Wellsville City shouldn’t guarantee money. Bounce houses are doing the same thing – will check on a price.
2) Fire Department – Founder’s Day breakfast – No, Tabernacle Foundation will be taking over the Founder’s Day breakfast.
3) Eagle Scout project – book case with glass for the new office building to display historical documents.
4) The street sign for 200 West along Highway 89/91 is gone.

City Manager/Recorder’s Report:

- Don Hartle – 1) Next City Council meeting – would like to decide on election judges – want people who have been an election judge before – think about it.
2) Request for the bowery at the City Square or at the dam for a youth dance until midnight – asked that Don invite the individual in who would like to pursue this.
3) UDOT – access for driveway – if Wellsville City has to obtain a conditional use permit, the driveway will need to be changed. Mr. Hartle would like to discuss this issue with City Engineer Chris Breinholt. After discussion, Gary Bates made a motion, seconded by Karen Higley, to receive input and advice from City Engineer Chris Breinholt about pursuing the access west of the current office building.

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

- 4) 400 North road – trying to line it up. Met with UDOT this morning. Jeff Gilbert stated that there may be funds available. The proposal is to close 400 North east of Highway 89/91 to 900 East, then extend 400 North and have it loop to Highway 101. Mr. Hartle stated that this issue will be discussed with the Planning Commission next Wednesday night.

At 8:20 p.m., Glenna Petersen made a motion, seconded by Karen Higley, to adjourn the meeting.

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

Thomas G. Bailey
Mayor

Don Hartle
City Manager/Recorder