

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, January 6, 2016, 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 December 31, 2015. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

<u>Others Present:</u>	Jennifer Leishman	Mary Ann Degn	Ralph Degn
	Abby Degn	Emily Degn	Liberty Degn
	William Degn	Darin Fristrup	Chad Poulsen
	Nate Nielsen	Dallin Fristrup	Conner Cooper
	Andrew Nielsen	Carson Murray	Myles Hancock
	Jaxson Newman	Jaxon Spahr	Ron Case
	Jonathan Cook	Jonathan Marchant	Fred Woodward
	Art Smith		

Opening Ceremony: Glenna Petersen

City Recorder Don Hartle swore in Mary Ann Degn as a City Council member of Wellsville City.

City Recorder Don Hartle swore in Carl Leatham as a City Council member of Wellsville City.

City Recorder Don Hartle swore in Gary Bates as a City Council member of Wellsville City.

Mayor Thomas G. Bailey thanked Councilwoman Glenna Petersen for serving on the City Council for the past 4 years. Mayor Bailey thanked Ms. Petersen for all of the work that she has done, her support, and her love of the community. Mayor Bailey stated that it has been a pleasure working with Ms. Petersen.

The Council reviewed the agenda. Don Hartle stated that item #8 cancelled. Karen Higley made a motion, seconded by Gary Bates, to approve the agenda with the modification.

YEA 5

NAY 0

Gary Bates
Mary Ann Degn
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, Carl Leatham made a motion, seconded by Gary Bates, to approve the City's account payables bills for payment, represented by check number 19010 through 19045.

YEA 5

NAY 0

Gary Bates
Mary Ann Degn
Karen Higley
Carl Leatham
Perry Maughan

Ron Case asked if the City Council has discussed a sesquicentennial celebration for Wellsville City. Logan City was incorporated on January 17, 1866. Wellsville City was incorporated on January 19, 1866. Wellsville City hosted a valley-wide sesquicentennial celebration 10 years ago. No discussion has been held concerning a sesquicentennial celebration for the incorporated date. An open house will be held when the new City Office building is opened.

Fred Woodward asked who the official historian of Wellsville City is. Mayor Thomas G. Bailey stated that there is a historical committee that consists of Wilma Hall, Ron Case, Kent Larsen, and Heather Rower. Mr. Woodward stated that he has been reading his family history, and has a document that tells of the families that helped to settle Wellsville City. Mr. Woodward stated that there is a plaque that lists 3 family names, but there are 17 families that are not recognized. Mr. Woodward stated that he would discuss this issue with Wilma Hall.

The City Council discussed for possible action the sewer influent screen and a building for the sewer influent screen. Tom Maughan stated years ago, screens were installed in the sewer lagoons as a pretreatment for the lagoon system. The screens are necessary. Mr. Maughan stated that Dr. Johnson has a new technology screen that is in service in Brazil and is made at a plant in Lehi, Utah. This screen is self-cleaning and more efficient. A building will need to be built for this screen. The cost of the screen is \$100,000, and there is \$200,000 in the current budget for this screen. Gary Bates asked if the building would be heated. Mr. Maughan stated that it would be heated with propane. Carl Leatham asked how big the building would need to be. Mr. Maughan stated 30 feet by 20 feet. Mr. Leatham asked if the building will be big enough for equipment. Mr. Maughan stated that the building will not house any equipment. Mr. Bates asked what would happen if the process is broken. Mr. Maughan stated that there will be a by-pass. Don Hartle stated that Dr. Johnson will be involved in this process, and asked if the City Council has any problem with him designing the building. Mr. Bates asked if the items that are removed because of this screen would be considered hazardous waste. Mr. Maughan stated no. Fred Woodward asked where the building would be located. Mr. Hartle stated that he doesn't know, but several places have been discussed. Mr. Woodward is concerned about the Woodward Family Farm that is located in the same area. Mr. Woodward stated that because of the sewer lagoons, the pasture is 45% less efficient. Perry Maughan stated that Wellsville City will be a good neighbor. Mr. Woodward thanked Perry Maughan for that comment. Mr. Bates stated that his thought is Wellsville City is investing in a trip to see the equipment in action, but doesn't know how far to go with a design. Mr. Bates believes that Wellsville City should get all of the facts and information before putting out any money for a design. Perry Maughan stated that Dr. Johnson has been very involved with the sewer lagoons, and knows the system inside and out. Mr. Hartle asked if the City Council has any problem with Dr. Johnson designing the building. Mr. Bates asked if City Engineer Chris Breinholt could design the building. Mr. Hartle stated that Mr. Breinholt would need to become familiar with the sewer system. Mr. Hartle stated that this project will be put on hold until Tom Maughan returns from Brazil. Mayor Thomas G. Bailey stated that he promises that Wellsville City will not build a building that encroaches on the Woodward Family Farm property. Mayor Bailey stated that Wellsville City will not take any property from the Woodward's.

The City Council discussed for possible action on property owned by the City at 100 East and 400 North. Don Hartle stated that Wellsville City owns excess property that is not used by the City. Mr. Hartle stated that these types of properties have been considered being put up for sale. Mr. Hartle stated that City Engineer Chris Breinholt created a map of the Pioneer Divide Subdivision and the property around it. There is an easement for the irrigation ditch, which the developer would like it moved. Mr. Hartle stated that the property that is owned by Wellsville City around this subdivision could be discussed and sold. Gary Bates asked how much property does the City own around this subdivision. Mr. Hartle stated that it is enough for a building lot. Mr. Bates stated that he believes it is too early to commit to the developer of the subdivision. Mr. Bates stated that the property needs to be surveyed, a price for the property set, and then Wellsville City decides if the property will be devalued. Mr. Hartle stated that he thought he would bring this issue up to be discussed. Karen Higley asked if the developer can't sell the lot or can't fit a home on the lot. Perry Maughan stated that a home can't fit on the lot. Mayor Thomas G. Bailey stated that the first issue is to resolve the easement. Mayor Bailey believes that the irrigation pipe is located on City property. Mr. Hartle asked if the City Council wants the property surveyed. Carl Leatham stated that if Wellsville City is looking to sell the property, it will need to be surveyed. Ms. Higley asked if the property is sold and the developer of the subdivision purchases the property, could the road be moved. Mr. Maughan stated that the road couldn't be moved because the irrigation pipe is still there and the irrigation company still needs access to it. Mr. Bates asked what the cost of a survey would be. Mr. Hartle stated between \$1,500 and \$2,000. Mr. Bates asked what the selling price of the property would be. Mr. Hartle stated that he would guess approximately \$40,000. Mr. Bates stated that he thought the pipe followed the road. Mr. Hartle stated that this property would be considered surplus property, and that is why he brought it up to the City

Council. Mr. Bates stated that he would like to see a list of property owned by Wellsville City, and a long-term plan for the properties. Mr. Bates understands that by selling this property, Wellsville City would be helping the developer, but Wellsville City could also be making a mistake. Mayor Bailey stated that the markers around the old cheese plant are there. Mayor Bailey suggested taking a measuring tape and roughing it out. Mayor Bailey stated that there is no use of having a survey completed unless Wellsville City is going to sell the property. Mayor Bailey stated that the developer still hasn't contacted the irrigation company about the irrigation pipe that runs through this property. Mr. Bates asked that this property be included in the list of properties that Mr. Hartle is working on. Mr. Hartle stated that he would add it to the list. Ms. Higley stated that she would like to see the list of properties owned by Wellsville City, and that this parcel would be one of the top suggested to be sold.

The City Council reviewed and discussed for possible approval Resolution 2016-01 appointing personnel to statutory offices, and making appointments to commissions and boards. Mayor Thomas G. Bailey reviewed the list of responsibilities with the City Council. Mayor Bailey reviewed the members of the Planning Commission with the City Council. Mayor Bailey reviewed the members of the Board of Adjustments with the City Council. Mayor Bailey reviewed the members of the Historical Commission with the City Council. There were no comments or questions. After discussion, Karen Higley made a motion, seconded by Mary Ann Degn, to adopt **RESOLUTION 2016-01, A RESOLUTION TO ESTABLISH THE DUTIES AND RESPONSIBILITIES FOR THE CITY COUNCIL. APPOINT PERSONNEL TO THE STATUTORY OFFICES OF RECORDER, TREASURER, AND CITY MANAGER. ALSO, RENEW APPOINTMENTS TO THE PLANNING COMMISSION, BOARD OF ADJUSTMENTS, AND HISTORICAL COMMISSION.**

<u>YEA 5</u>	<u>NAY 0</u>
Gary Bates	
Mary Ann Degn	
Karen Higley	
Carl Leatham	
Perry Maughan	

Mayor Thomas G. Bailey stated that the City Council needs to elect a Mayor Pro-tem. Mayor Bailey stated that Carl Leatham served as the Mayor Pro-tem for 2015. Carl Leatham nominated Karen Higley as Mayor Pro-tem for 2016. Gary Bates seconded the nomination. The City Council was all in favor.

<u>YEA 5</u>	<u>NAY 0</u>
Gary Bates	
Mary Ann Degn	
Karen Higley	
Carl Leatham	
Perry Maughan	

Mayor Thomas G. Bailey asked if the City Council had a different suggestion, or if Wellsville City should connect a sesquicentennial celebration with the opening of the new City Office building. Karen Higley suggested burying a time capsule. Perry Maughan thought that would be a great idea. Mayor Bailey suggested that the City Council think about a sesquicentennial celebration and that this issue be added to the next City Council meeting agenda.

Department Reports:

Mayor Thomas G. Bailey – 1) Thanked Gary & Becky Bates for taking down the Christmas decorations.
2) New Public Works building – Perry has the development plans and will bring them to the next City Council meeting.

Carl Leatham – 1) Discussed what Marshall Lindsay proposed to the Planning Commission last week. Mr. Lindsay is looking at purchasing approximately 2 acres around 900 East 400 North to open a landscape products business. Because this is a new development, Mr. Lindsay would be required to connect to the sewer system. Mr. Lindsay is looking for a possible exception and grant him a 6-month to 1-year variance to see if the business is viable before connecting to the sewer system.

Mary Ann Degn – 1) Spoke with Glenna Petersen about the different projects that she has been working on. Ms. Degn is pleased with the opportunity to serve on the City Council and to serve the citizens of Wellsville City.

2) Spoke with Patti Peterson about the Beehive Drive and the scholarships. Karen Higley will follow up on this issue.

3) Jeff & Michelle Andrews have accepted the assignment of the County Fair Booth for 2016.

4) Discussed sidewalks to existing Willow Valley Middle School – dangerous situation – and reviewed proposed 200 West sidewalk.

Karen Higley – 1) Pageant will be held April 30, 2016.

2) New City Office building - City Council decided on the color of stucco, and the color of soffit & fascia. Cabinets for the new building were discussed also.

City Manager/Recorder's Report:

Don Hartle – 1) Off-road Vehicle Code – add to Title 6.

2) Betty Bassett – her daughter has moved up here to take care of her. Betty has 1 dog, and her daughter has 2 dogs. The code states that a resident has to apply for a conditional use for a kennel license if there are 3 or more dogs living at the residence. After discussion, Gary Bates made a motion, seconded by Perry Maughan, to license the dogs, verify shots, and review the issue in 6 months.

YEA 5

NAY 0

Gary Bates
Mary Ann Degn
Karen Higley
Carl Leatham
Perry Maughan

3) Handed out budget worksheets – due the first City Council meeting in March.

At 8:28 p.m., Karen Higley made a motion, seconded by Mary Ann Degn, to adjourn the meeting.

YEA 5

NAY 0

Gary Bates
Mary Ann Degn
Karen Higley
Carl Leatham
Perry Maughan

Thomas G. Bailey
Mayor

Don Hartle
City Manager/Recorder