

the number of dogs over 3 so that a conditional use for a kennel license is needed. Mr. Maughan suggested that the dog be registered with Wellsville City, and that it is kept up to date yearly. Mr. Bates suggested following the same process, but waiving the registration fee. After discussion, Mary Ann Degn made a motion, seconded by Perry Maughan, to approve waiving the registration fees for service dogs, that it doesn't violate the kennel requirements, and that the dog is still registered with Wellsville City annually.

YEA 4

NAY 0

Gary Bates
Mary Ann Degn
Karen Higley
Perry Maughan

Marty Thompson met with the City Council to discuss the possibility of amending the code to allow for pigs to be allowed in the city on a temporary basis. Mr. Thompson stated that he would like to amend to code to allow pigs in Wellsville City for 4-H projects. Mary Ann Degn asked if it would be 1 pig. Mr. Thompson stated that it would depend on the number of children. Ms. Degn asked if the pigs would be kept in the back yard. Mr. Thompson stated yes. Mr. Thompson stated that the Wellsville City code stated that pigs are not allowed in Wellsville City. Mr. Thompson didn't know why. Mayor Thomas G. Bailey stated that back in 1972, there was an issue with a citizen who owned a pig and a citizen that owned some horses. Mayor Bailey stated that a committee was formed, and the limitation of animals was implemented then. Mr. Thompson stated that other cities, such as North Ogden, adopted a code in 2012 that states the city doesn't allow pigs, but they are allowed as a 4-H or FFA project. Wells Thompson stated that he would like to request that the ordinance be amended. Some pigs can be a nuisance. They can be smelly, sloppy, and neighbors can complain. Wells Thompson explained what he had to do with his pig for a 4-H project. Wells Thompson stated that he has to keep a record book. Wells Thompson stated that his pigs stay in their barn for about 4 months. Ms. Degn asked how many pigs they would be raising. Wells Thompson stated that they have 2 pigs per child. Fred Woodward is concerning about the precedence that is being set. Mr. Woodward stated that he has lived next to neighbors that had pigs. They made a mess. Mr. Woodward stated that pigs don't belong in Wellsville City. Mr. Woodward stated that he supports the 4-H program. Steve Hall stated that he has been involved with the 4-H for 15 years and has been the supervisor over pigs for the past 13 years. Mr. Hall stated that pigs can be smelly and make a mess if they aren't taken care of. Mr. Hall stated that the individual would have possession of the pig from about March 1 to August 15. Mr. Hall stated that he has seen so much good come out of the 4-H program. Mr. Woodward stated that his grandchildren are involved in the 4-H with sheep. Mr. Thompson stated that the 4-Hers are required to keep a record book and be tagged with the Cache County Fair. Marci Larsen stated that she has been in the barn and pen with the pigs that the Thompson's have cared for, and she couldn't smell the pigs. Ms. Larsen believes that Wellsville City could do something so that pigs could be allowed within the city limits as a 4-H or FFA project. Mayor Bailey asked if this issue is passed, could the 4-H provide Wellsville City with a list of individuals that have pigs for 4-H or FFA in the community. Mr. Hall stated yes. Gary Bates stated that he could see this going south in a hurry. Karen Higley asked if this issue could be done on a trial basis for the year, and reevaluate at the beginning of 2017. Mr. Bates stated that he would feel more comfortable if the City Council reviews the ordinance from North Ogden. Mr. Bates stated that about 2 years ago, a citizen was denied to allow a pot-bellied pig as a pet. Mr. Bates stated that it may be possible if an individual has a barn and enough acres. The individual would need to be a considerate neighbor. Mr. Bates stated that having 1/3 of an acre and raising a pig in the backyard would not be acceptable. Mr. Bates stated that Wellsville City has enough ordinances that need enforced without adding another ordinance for pig patrol. Mr. Bates stated that he would like to think about it for 2 weeks. Marci Larsen stated that Smithfield has a club, and that they may be able to help with writing an ordinance. Mr. Bates stated that he is concerned with allowing 2 pigs per child on a 12,000 square-foot lot. Mayor Bailey stated that the current ordinance states 1 horse for every 1/2 acre. Ms. Higley stated that she would like to review the ordinance from North Ogden and think about it for 2 weeks. Perry Maughan stated that he is in favor of allowing pigs, as long as they are registered as a 4-H or FFA project. Mr. Maughan stated that he agrees with Mr. Bates and Ms. Higley. Mary Ann Degn stated that she doesn't feel that she could pass an ordinance without certain restrictions being in place. Mr. Bates asked how much property Mr. Thompson owns. Mr. Thompson stated that he owns approximately 7/8 of an acre. Landon Bassett stated that when he showed pigs for the 4-H, his pigs had to stay at his grandparents' home. Mr. Bassett stated that he spent

his entire summer at his grandparent's home caring for the pigs. Mr. Bassett stated that after that summer, he decided to show sheep instead so that the sheep could be in his backyard. Jeremie Poppleton stated that he has watched the Thompson boys participate in 4-H and care for their pigs. Mr. Poppleton stated that 4-H and FFA are good things for the youth. Mr. Poppleton stated that it would be a disservice if this issue is not passed. Mr. Poppleton stated that it seems like a very simple request. Mr. Woodward stated that he agrees with Mr. Poppleton. Mr. Woodward stated that Mr. Thompson has convinced him that this will work. Mr. Woodward stated that he trusts that the City Council will do the right thing. Mr. Maughan stated that Mr. Thompson and his family are good people, and they are trying to do the right thing. Mr. Maughan suggested bringing pictures of their operation to the next meeting. After discussion, Karen Higley made a motion, seconded by Gary Bates, to continue this issue at the next City Council meeting.

YEA 4

NAY 0

Gary Bates
Mary Ann Degn
Karen Higley
Perry Maughan

The City Council reviewed for possible approval the Final Plat for the Cooper Ridge Subdivision on the west side of Center Street from approximately 1335 South to 1419 South. Craig Winder stated that he is seeking approval of the Final Plat for the Cooper Ridge Subdivision. Mr. Winder stated that the Planning Commission approved the Final Plat with 4 conditions; 1) waiver of sidewalks to be decided by the City Council, 2) neglected to add required language to the Final Plat, 3) streets be identified by numbers instead of names, and 4) calculations of flood plain. Mr. Winder stated that Wellsville City has adopted FEMA's standards and regulation, which are extremely conservative. Mr. Winder stated that they used their own calculations, and not FEMA's calculations. Perry Maughan stated that the sewer has been installed for 3 years now, and Dale Cooper has still not connected to the sewer. Mr. Winder stated that it is shown on the Final Plat that Mr. Cooper will connect to the sewer. Mr. Maughan stated that the fire flow from the hydrants needs to be checked. Karen Higley asked if lots 6 and 7 included open space. Mr. Winder stated yes. Mr. Winder asked that the sidewalk requirement be waived because there is no other sidewalk in the area. Don Hartle stated that there were 5 conditions from the Planning Commission. Mr. Hartle stated that 49 1/2 feet from the center of the asphalt needed to be deeded to Wellsville City because of the required 99-foot road. Mr. Winder stated that he and City Engineer Chris Breinholt pushed back on that item and he didn't think it was part of the motion. Mr. Hartle stated that it was, and that he would clarify it. Mr. Maughan stated that Wellsville City needs to stand by the required 99-foot right of way. Aaron Walker stated that he lives at 1290 South Center. Mr. Walker stated that he had 2 issues that he has concerns with. Mr. Walker agreed that the FEMA standards are grossly off. The flood calculations should come from what comes off of the canyon as far as drainage goes. Mr. Walker stated that the west side of Center Street going north from his home needs some attention, or the water is going to get Wellsville City. Mr. Walker stated that a larger culvert and deeper swales are needed. The drainage ways needs to be cleaned out and some attention given to it. Mr. Walker asked if the open space would have citizen access to it and if there is a maintenance plan for the open space. Mayor Thomas G. Bailey asked if there would be a home owner's association (HOA) for the subdivision. Mr. Winder stated no. Mr. Hartle asked if the intent of the open space on the lots is that the owner of those lots would maintain it. Mr. Winder stated yes. Mr. Hartle asked if the storm water pond would be part of a lot. Mr. Winder state yes. Mr. Hartle asked if the existing road to Mr. Cooper's home would be abandoned. Mr. Winder stated yes. Mr. Hartle asked about access into lots 5, 6, and 7. Mr. Winder stated that the existing bridge would be used for lot 5. There will be a culvert built for lots 6 and 7. Mr. Walker stated that the culvert will be built across critical lands. Mr. Maughan stated that the culverts will need to have wings built on them. Mr. Bates asked if a larger culvert would be installed in the middle of the lot line, and each lot would share a driveway. Mr. Maughan asked Mr. Winder to clarify where the new road to access Mr. Cooper's home is located. Mr. Winder showed Mr. Maughan where the new road would be located. Mr. Bates stated that Wellsville City settled with a resident a couple of years ago because of flooding and installed a new culvert. There is a subdivision on the north end of Wellsville City that if it rained or there was a quick melt, those residents would come back to Wellsville City because of flooding. Mr. Bates would like to see the FEMA issues resolved so that there is a clean approval. Mr. Bates doesn't like the idea of spending money on a subdivision based on approval from the City Council while they are waiting on FEMA. Mr. Bates is concerned that the requirements may

change. Mr. Bates stated that Wellsville City doesn't gain anything, and that the developer gets a jump on the infrastructure work. Mr. Winder stated that Wellsville City is abiding by their code because Mr. Hartle will not sign the Final Plat until there is a response from FEMA. Ms. Higley asked how long Mr. Winder has been waiting on FEMA. Mr. Winder stated one month. Mr. Maughan stated that he agrees with Mr. Bates and would like to wait for the response from FEMA. Mr. Winder stated that the code gives Wellsville City the leverage that they need. Mr. Bates asked if Wellsville City has ever run into an issue like this on a subdivision. Mr. Hartle stated that he doesn't know if Wellsville City has ever had an issue like this that they have had to get FEMA involved. Mr. Hartle stated that the Sterling Ridge Subdivision was required to send soil sample tests to FEMA. Mr. Hartle asked about street lights. After discussion, Gary Bates made a motion, seconded by Karen Higley, to waive the sidewalk requirement for the Cooper Ridge Subdivision.

YEA 4

Gary Bates
Mary Ann Degn
Karen Higley
Perry Maughan

NAY 0

Perry Maughan stated that there is a problem with drainage along Center Street. The existing road is 66 feet, but if Wellsville City could get the required 99 feet, it would help the drainage and Wellsville City would have the resources to herd water. Gary Bates asked if conditional approval could be given, and then return for signature after FEMA's response is received. Craig Winder stated that Wellsville City is requiring a 16 1/2-foot right-of-way for drainage. Mr. Maughan stated that Wellsville City is not responsible when the developer should take care of drainage. Karen Higley asked about future access to it. Mr. Maughan stated that Wellsville City will cross that bridge when they get there. Mr. Bates stated that lots 1 and 8 show detention ponds. Mr. Bates stated that he agrees with Mr. Maughan. It is difficult to return later and add a catch basin. Mr. Maughan stated that there will be pipe required across the road. Mr. Bates stated that Wellsville City could negotiate in the future with Jed Olson. After discussion, Perry Maughan made a motion, seconded by Gary Bates, that the Cooper Ridge Subdivision deed 16 1/2' of right-of-way to Wellsville City from the south property line to the north property line.

YEA 4

Gary Bates
Mary Ann Degn
Karen Higley
Perry Maughan

NAY 0

Don Hartle stated that the developer is responsible to improve the swales to City standards. The Cooper Ridge Subdivision would need to improve the swales along Center Street with the exception of in front of Jed Olson's home. Craig Winder asked if the measurement is 49 1/2' from the center of asphalt. Gary Bates stated yes. Mr. Bates stated that Wellsville City has never had the use the power the code supposedly given them. There is no approval from FEMA. Wellsville City hasn't signed or filed the Final Plat. There can be no lots sold until the Final Plat is filed. Mr. Winder stated that the worst case scenario is that FEMA rejects the flood calculations and the project is put on hold. Mr. Bates stated that the Final Plat doesn't show access to lots 6 and 7. Perry Maughan stated that his concern is that those lots aren't sharing a driveway and doesn't know how to enforce that. Mr. Winder stated that section 9-3 of the Wellsville City code gives the City the opportunity to address the issue if it arises. Mayor Thomas G. Bailey stated that Wellsville City has the responsibility to take care of the citizens that are already established in the area. Mr. Bates asked how big the culvert should be on lot 6. Mr. Hartle stated that Wellsville City always addresses the size of the culverts with the developer. Mr. Bates stated that the developer is not required to show access to the lots. Mr. Hartle stated that when he issues a zoning clearance, he never looks at the culvert size because it was to be installed by the developer. Mr. Hartle stated that the City Engineer determines the flow capacity and the culvert has to match it. Mr. Maughan suggested that the size of the culvert be nothing less than what already is exists on Center Street. Karen Higley asked if the driveway will be used over the culvert. Mr. Maughan stated yes. Mr. Hartle stated that he doesn't know what side the existing bridge is for lot 6. Mr. Bates stated that the future maintenance of the bridge is the responsibility of the property

owner. Mr. Bates stated that City Engineer Chris Breinholt should verify that the existing bridge has a 52-inch capacity. Mr. Maughan stated that there should be inlet wings installed on the new 52-inch culvert. Mr. Hartle stated that he will not sign and file the Final Plat until all of the conditions have been met. Mr. Bates discouraged Mr. Winder from touching the drainage, and said that the shallow spots of the drainage should be cleaned up. Mr. Hartle stated that the drainage would have to be touched in order to install the driveways. After discussion, Karen Higley made a motion, seconded by Gary Bates, to approve the Final Plat for the Cooper Ridge Subdivision on the west side of Center Street from approximately 1335 South to 1419 South with the condition that there will be no changes made to the drainage and approval from FEMA.

YEA 3

Thomas G. Bailey
Gary Bates
Karen Higley

NAY 2

Mary Ann Degen
Perry Maughan

The City Council considered for possible approval possible change orders and other matters related to the new City Office building. Karen Higley stated that adding heat tape to the roof is an additional \$11,500. Gary Bates suggested roughing it in to be added later. Mr. Higley discussed a partition door. The cost for an aluminum curtain is \$6,768. Mr. Bates again suggested roughing it in to be added later. Ms. Higley stated that she is worried that kids will climb on the Council table. Perry Maughan suggested asking for a nice partition door, and see what Raymond Construction comes back with. Ms. Higley reviewed the electrician bill with the City Council. Mr. Bates asked Ms. Higley to discuss adding speakers in the ceiling with Raymond Construction. Ms. Higley asked the City Council their feelings concerning the sign on the front of the building. Don Hartle stated that there are 2 different signs. The small sign says Council and Court. The larger sign says Wellsville City. Mr. Hartle stated that he doesn't see Est. 1856 on the larger sign. Mr. Maughan stated that he would like to see Settled 1856 on the larger sign. Mr. Bates suggested 1856. Mr. Hartle thought that if the larger sign says 1856 people would be confused thinking it was the street number. Mayor Thomas G. Bailey stated that Wellsville City is proud that they were settled in 1856. Ms. Higley stated that the brushed aluminum signs are \$2,450.65. Mr. Bates asked that Ms. Higley press the issue that Wellsville City was told that signs were included in the price of the building. Mayor Bailey asked where the street number would be located on the building. Mr. Hartle stated that it would be on the brick to the side of the front doors. Mayor Bailey asked if the City Council wanted Est. or Settled. It was decided that it would be Est. Mr. Bates stated that Council and Court look to be small letters. Ms. Higley stated that an extra 12 inches for the Council table cost \$431.25. Mr. Hartle stated that there is currently 40 inches on each side of the Council table, and it would be cut down to 34 inches. Mayor Bailey asked if the Council table has a front and sides that continue to the floor. Ms. Higley stated that she believes the original price included the front and sides continuing to the floor. Ms. Higley thanked the City Council for their input.

The City Council discussed and reviewed with possible action on proceeding for the construction of a new Public Works facility. Perry Maughan handed out copies of a proposed building. Mr. Maughan stated that he received these plans for the State. Mayor Thomas G. Bailey stated that just because Wellsville City has a copy of a plan doesn't mean that Wellsville City can use it. Mayor Bailey asked if Wellsville City has been given permission to use the plan. Karen Higley stated that the plan will need to be engineered for Wellsville City. Mr. Maughan stated that he will look into allowing Wellsville City to use this plan. Mr. Maughan stated that he has a meeting set up next week with a gentleman to build a building similar to the building that is located on State property at the mouth of Wellsville Canyon. Mr. Maughan stated that he will return in 2 weeks with pricing. Mr. Maughan asked that this item be added to the next City Council agenda.

The City Council discussed a City celebration. Mayor Thomas G. Bailey stated that Ron Case brought up this issue 2 weeks ago. Mayor Bailey asked if this is something that City Council would like to do. Mayor Bailey stated that Marcene Parker is over the Sunday night program, and is will to incorporate this into it. Gary Bates stated that it could be the theme of the Sunday night program. Mary Ann Degn stated that she would live to have the Youth Council involved and be able to serve in some way. Ms. Degn stated that she would like to have a year of service, a tour of the older homes in Wellsville City, and stories of people that are buried in the Wellsville City cemetery. Ms. Degn stated that this may be something that the historical committee could do. Mayor Bailey asked that the City Council think about this issue and that it be added to the next City Council agenda. Mayor Bailey stated that he is meeting with the historical committee on January 28, 2016.

The City Council reviewed the quarterly financial report. Don Hartle handed out copies of the fourth quarter 2015 financial report. The City Council reviewed the fourth quarter 2015 financial report. Mr. Hartle stated that Wellsville City is in good financial shape.

The City Council discussed open meeting training. Don Hartle stated that because of the late hour, he would add this issue to the next agenda.

Department Reports:

Gary Bates – 1) New Baseball Coordinator – Dave Simonson

2) Public Works agreed to create a system to contact Don Hartle, Perry Maughan, or Tom Maughan in the event of an emergency after hours – will pursue it – ideas in 4 weeks.

3) Believes that City Engineer Chris Breinholt should have been in attendance tonight to discuss the Cooper Ridge Subdivision. Wellsville City is paying for a service, and feels that this issue is complex enough that he should have been here.

Mayor Thomas G. Bailey – 1) Mark Thompson is looking to purchase the property owned by Bruce Petersen. Mr. Thompson would like to build a manufacturing facility on the property that would be across the street from Sharp Transportation. The property may need to be rezoned. Perry Maughan stated that it needs to start somewhere, and to have him give it a go. Mayor Bailey stated that he has discussed this issue with City Planner Jay Nielson, and he is okay with it. Karen Higley stated that his offer on the lot should be contingent upon approvals from Wellsville City.

Perry Maughan – 1) Roads – will be pushing snow to widen the roads tomorrow. Public Works does this to help get the water off of the roads.

2) Wellsville City has had good luck with the slurry, and would like to do more. Mr. Maughan was wondering about putting a slurry coat on the roads in the cemetery. Gary Bates asked that the bid include a slurry seal for the roads in the cemetery.

3) 500 South - rebuild 2 blocks and slurry seal.

4) Budget – need a new dump truck – look at leasing as an option.

Mary Ann Degn – 1) Met with Patti Petersen concerning the Wellsville City Youth Council – discussed the application for the Beehive Drive Scholarship. Will have the application sent to the City address. Will have the application include an essay about community service, leadership skills, and their grade point average.

2) Sidewalk committee – by the end of February, would like to have a meeting with the Mayor, UDOT, and principals of Wellsville Elementary and Willow Valley Middle School to review the overall plan and safe route to school. Mayor Thomas G. Bailey stated that they have met with UDOT in the past concerning this issue and they have said no. Mayor Bailey stated that if Wellsville City is able to obtain the right-of-way along 200 West, it would be worth installing a sidewalk.

3) Website – met with Ron Case. He is willing to train the person, should take a half hour a week to maintain once the system is learned. This is a City function, and should fall under City Administration. Don Hartle stated that someone could talk to Laurie Christensen if she is interested, but it shouldn't come before any other City tasks that she is responsible for. Ms. Degn will report back in 2 weeks.

Karen Higley – 1) An individual that lives in Mt. Sterling, but very involved in the City, would like to purchase some cemetery lots. He is upset that he has to pay double. Don Hartle stated that he was sitting in a meeting, but the individual was very rude to the secretary. Ms. Higley stated that this individual lives in the county, and there isn't a county cemetery. Mayor Thomas G. Bailey stated that there is an ordinance that addresses the purchase of cemetery lots, and citizens of Wellsville City pay taxes to maintain the cemetery.

City Manager/Recorder's Report:

- Don Hartle – 1) Budget worksheets – decide on wages by the first meeting in March
- 2) Street light on 200 West and Highway 89/91 – still a go and working on it.
- 3) Robert Robins – set fire above Sterling Estates Subdivision – paid a small fine – charges will be dropped at the end of the year – still responsible for any financial obligation that arise.

At 10:19 p.m., Perry Maughan made a motion, seconded by Mary Ann Degn, to adjourn the meeting.

YEA 4

Gary Bates
Mary Ann Degn
Karen Higley
Perry Maughan

NAY 0

Thomas G. Bailey
Mayor

Don Hartle
City Manager/Recorder