

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, November 7, 2012, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey, Councilwoman Glenna Petersen, Councilmen Ron Case, Gary Bates, and Carl Leatham. 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 2, 2012. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present: Jennifer Leishman Marcene Parker Ray Bankhead
Diana Cowley Darrell Cowley Marc Edminster
Loyal Green Don Bailey Reed Bailey
Charee Vellinga Jonathan Cook Garyn Perrett
Rachel Fry

Opening Ceremony: Glenna Petersen

Councilman Colin Harrison excused from this meeting due to illness.

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

YEA 4 NAY 0
Gary Bates
Ron Case
Carl Leatham
Glenna Petersen

The Council reviewed the minutes of the October 17, 2012 regular City Council meeting. After discussion, Ron Case made a motion, seconded by Carl Leatham, to approve the minutes of the October 17, 2012 regular City Council meeting as presented.

YEA 4 NAY 0
Gary Bates
Ron Case
Carl Leatham
Glenna Petersen

Don Hartle gave the Council a copy of the Warrant Register showing bills submitted to the Council for approval. After review and discussion, Gary Bates made a motion, seconded by Glenna Petersen, to approve the City's bills for payment, represented by check number 14956 through 15051.

YEA 4 NAY 0
Gary Bates
Ron Case
Carl Leatham
Glenna Petersen

During citizen input, Jonathan Cook asked if a decision had been made as to where the new elementary school will be built. Mayor Thomas G. Bailey stated that Wellsville City hadn't heard anything. Mr. Cook asked if Cache County School District would be required to tear down the old school. Mayor Bailey stated that Wellsville City owns the property to the south of the existing elementary school. Mayor Bailey stated that Wellsville City may purchase the building or it may be gifted to Wellsville City. Mayor Bailey stated that he had no idea at this time.

At 6:20 p.m., conduct a public hearing to receive public input and consider for approval the Concept Plan for the LaRee Brown Subdivision consisting of a total of 2 lots (1 additional building lot) on property at 290 East 300 South. Diana Cowley stated that they would like to sell 1 acre of the property to a grandchild

who would like to build a home. Mayor Thomas G. Bailey stated that the City Council received a copy of the concept plan as well as a copy of the comment made by City Engineer Chris Breinholt. Ron Case asked about item #3 concerning replacing the existing sidewalk. Glenna Petersen asked if there was an existing sidewalk. Ms. Cowley stated yes, on the north side of the home. Carl Leatham asked if the sidewalk connected to anything. Ms. Cowley stated no. Ms. Petersen stated that her personal opinion was that a sidewalk needs to be built in front of the new lot. Mr. Leatham stated that the sidewalk is problematic because the street is not wide enough. Ms. Petersen stated that the new lot still needs a sidewalk. Mayor Bailey stated that item #3 concerns the existing sidewalk. Ms. Cowley asked if the existing sidewalk could be negotiated. Mr. Case asked what condition the existing sidewalk is in. Ms. Cowley stated very good. Mayor Bailey stated that the concept plan could be approved and the sidewalk could be looked at. Don Hartle stated that the preliminary plat couldn't be completed until a decision about the existing sidewalk is made. Mr. Case stated that if the existing sidewalk is in decent shape, the new sidewalk would need to connect to it. Gary Bates stated that for some reason, City Engineer Chris Breinholt noted the existing sidewalk. Mr. Leatham asked if the existing sidewalk is broken. Ms. Cowley stated that 1 section is broken and could be replaced. Mr. Bates stated that the existing sidewalk could be repaired and replaced, and that Councilwoman Glenna Petersen could discuss the issue with Ms. Cowley. Mayor Bailey stated that the plat could be updated then. Mr. Hartle stated that the preliminary plat would have to be updated also. Mr. Bates stated that the minutes of this meeting could show that the sidewalk needed to be repaired. After discussion, Carl Leatham made a motion, seconded by Glenna Petersen, to approve the Concept Plan for the LaRee Brown Subdivision consisting of a total of 2 lots (1 additional building lot) on property at 290 East 300 South with the condition that repair or replacement of the existing sidewalk as necessary as per Glenna Petersen.

YEA 4

NAY 0

Gary Bates
Ron Case
Carl Leatham
Glenna Petersen

The City Council considered for adoption a resolution for the authorization of water revenue refunding bonds in an amount not more than \$870,000 to save money by refinancing the City's outstanding water revenue bonds; authorizing publication of a notice of bonds to be issued; fixing the maximum amount, interest rate, maturity and discount for the bonds; and related matters. Marc Edminster stated that this is a parameter resolution that sets the process in motion for these water bonds. There is a 30-day protest period. Then, the City Council will approve the final bond with a resolution. Mayor Thomas G. Bailey asked what the exact interest rate is. Mr. Edminster stated that Key Bank responded with an interest rate of 1.89%. The current 2 water bonds have interest rates of 2.45% and between 2.25% and 5.15%. Don Hartle stated that the reserves on the existing water bonds will be put into a CD at Key Bank. The amount of the CD will be approximately \$100,000. Mayor Bailey asked if Wellsville City had to keep the CD as long as they have the debt. Mr. Edminster stated that Key Bank may require that the CD be held until the debt is repaid. Mr. Edminster stated that Wellsville City is paying 3 separate bond fees which cost the City about \$3,000 per year. This will have no bond fees associated with it. Ron Case asked if Wellsville City will save \$120,000. Mr. Edminster stated that Key Bank responded with an interest rate between 1.85% and 2.15%. The bond was locked in at 1.87%. This will give Wellsville City a savings of \$125,365. After discussion, Ron Case made a motion, seconded by Gary Bates, to approve **RESOLUTION 2012-06 AUTHORIZATION OF WATER REVENUE REFUNDING BONDS IN AN AMOUNT NOT MORE THAN \$870,000 TO SAVE MONEY BY REFINANCING THE CITY'S OUTSTANDING WATER REVENUE BONDS; AUTHORIZING PUBLICATION OF A NOTICE OF BONDS TO BE ISSUED; FIXING THE MAXIMUM AMOUNT, INTEREST RATE, MATURITY AND DISCOUNT FOR THE BONDS; AND RELATED MATTERS.**

YEA 4

NAY 0

Gary Bates
Ron Case
Carl Leatham
Glenna Petersen

The City Council considered the recommendation of the Planning Commission, then consider for possible adoption a resolution adopting a Road Master Plan to be included in the General Plan for the Ch Highway Commercial zone for the area north of Main Street (Highway 101) and south of the Caine Dairy Road (4300 South County address) and east of Highway 89/91 to the Meridian Road. Mayor Thomas G. Bailey stated that the public hearing has been held and that the Planning Commission discussed this issue 2 weeks ago. Mayor Bailey reviewed the rules of a public meeting. Carl Leatham stated that during the public hearing process, concerns were expressed for the proposed 900 East and 500 North. Mr. Leatham stated that East Field Irrigation Company had some concerns. There are 48 crossings of the irrigation ditches in this area. State law requires that if a road comes with 100 feet of the right-of-way of an irrigation ditch, the road has to be engineered. Mayor Bailey stated that this plan fits the area. The purpose of the plan is that when development comes to this area, there is a plan to follow. Mr. Leatham stated that has been the approach that the Commercial Development Committee has taken with this project. This is a guideline to what is wanted in this area. The developer of the commercial area is responsible to develop the road. The roads are laid out on the same grid system as Wellsville City and Cache County. Ron Case asked what the concerns were for 500 North. Mr. Leatham stated that the residents in the Southwest Heritage Estates Subdivision are concerned that 500 North would become a more dangerous intersection. Mr. Leatham stated that 500 North would be a true crossroad which is safer than another "T" intersection. Another concern is congestion and sight line problems. Mr. Case asked what the concerns were for the proposed 900 East. Mr. Leatham stated that the proposed 900 East impacts an individual property owner. The property owner reported that he would have \$1.2 million in lost property. Mr. Leatham stated that by creating the proposed 900 East, it lines up with the Hawbush Road, which would have to happen sooner or later. Mr. Case stated that a discussion was held by the Planning Commission to not include the proposed 900 East and leave it the way it currently is. Mr. Leatham stated that the Planning Commission discussed the Road Master Plan again, and decided not to eliminate the proposed 900 East. Mr. Case stated that if 900 East is straightened, it will only occur if the property is developed. Mr. Leatham stated that is correct. If the property is not developed, there is nothing that states the property owner has to develop the proposed 900 East. Mr. Leatham stated that the recommendation from the Planning Commission is to adopt the Road Master Plan as is. Mr. Case asked what the feelings of the Commercial Development Committee are. Mr. Leatham stated that the Commercial Development Committee feels that this is the best plan that has been presented. Mr. Case asked what changed on the plan from August to October. Mr. Leatham stated that one word and the date changed. After discussion, Carl Leatham made a motion, seconded by Glenna Petersen, to approve **RESOLUTION 2012-07 ADOPTING A ROAD MASTER PLAN TO BE INCLUDED IN THE GENERAL PLAN FOR THE CH HIGHWAY COMMERCIAL ZONE FOR THE AREA NORTH OF MAIN STREET (HIGHWAY 101) AND SOUTH OF THE CAINE DAIRY ROAD (4300 SOUTH COUNTY ADDRESS) AND EAST OF HIGHWAY 89/91 TO THE MERIDIAN ROAD**, and that the developer of the property will be responsible for the construction of all roads.

YEA 4

Gary Bates

Ron Case

Carl Leatham

Glenna Petersen

NAY 0

Department Reports:

Glenna Petersen – 1) The Wellsville City Youth Council will participate in the Red Cross drive on Monday, November 12, 2012.

City Manager's/Recorder's Report:

Don Hartle – 1) During 2008/2009, suggested a new gravel pit reservoir to save pumping costs. Mr. Hartle put together a spreadsheet concerning pumping costs for the past 6 years.

2007	128,307,000	\$.205 per 1,000 gallons
2008	108,566,000	\$.197 per 1,000 gallons
2009	No Pumping	
2010	127,474,000	\$.195 per 1,000 gallons
2011	No Pumping	
June 15, 2011 – New Gravel Pit Reservoir Activated		
2012	190,411,000	\$.143 per 1,000 gallons
	\$0.52 savings per 1,000 gallons	\$9,901.37 savings in 2012

2) Robert Bolton filed an appeal concerning the decision made 2 weeks ago by the Planning Commission concerning the All-American Truck Stop proposal made by Steve Kyriopoulos. City Attorney Bruce Jorgensen replied by sending a letter to Mr. Bolton stated that the approval was not for a conditional use so it can't be appealed.

3) Meeting with a lady from Unison concerning the cell phone tower in Wellsville Canyon. She would like to lease another 250 feet. She is in the process of creating a proposal to install more cell phone towers for other providers.

4) UV lights at the sewer lagoons are old and need to be replaced - working with City Engineer Chris Breinholt – would like to deal with someone that is local. Mr. Breinholt has found someone in SLC. Doing some preliminary work – Mayor and Mr. Hartle will meet with the vendor. The cost will be approximately \$70,000.

At 7:02 p.m., Ron Case made a motion, seconded by Gary Bates, to adjourn the meeting.

YEA 4

Gary Bates

Ron Case

Carl Leatham

Glenna Petersen

NAY 0

Thomas G. Bailey
Mayor

Don Hartle
City Manager/Recorder