

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, February 20, 2013, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey, Councilwoman Glenna Petersen, Councilmen Gary Bates, Ron Case, Colin Harrison, 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 February 15, 2013. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present:

Jennifer Leishman	Darrell Cowley	Diana Cowley
Kevin Maughan	Brenda Maughan	Kody Maughan
Robert Hatch	Logan Hales	Conner Hilton
Zack Florence	Jordan Olsen	Jared Strawn
Craig Strawn	Karren Fitzgerald	Jacob Fitzgerald
Paulette Gunnell	Jonathan Cook	Tom Maughan

Opening Ceremony: Conner Hilton & Zack Florence

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

<u>YEA 5</u>	<u>NAY 0</u>
Gary Bates	
Ron Case	
Colin Harrison	
Carl Leatham	
Glenna Petersen	

The Council reviewed the minutes of the February 6, 2013 regular City Council meeting. After discussion, Ron Case made a motion, seconded by Carl Leatham, to approve the minutes of the February 6, 2013 regular City Council meeting as presented.

<u>YEA 5</u>	<u>NAY 0</u>
Gary Bates	
Ron Case	
Colin Harrison	
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 Colin Harrison, to approve the City's bills for payment, represented by check number 15382 through 15413.

<u>YEA 5</u>	<u>NAY 0</u>
Gary Bates	
Ron Case	
Colin Harrison	
Carl Leatham	
Glenna Petersen	

No one was in attendance for citizen input.

Tim Sorensen was to meet with the City Council concerning a business license. Mr. Sorensen called Don Hartle and stated that he is out of the state. Mr. Hartle stated that he would relay the message to the City Council, and ask if Carl Leatham could present for Mr. Sorensen. Carl Leatham stated that Mr. Sorensen is a truck broker who brokers loads from home. There will be no traffic to his home. They have a bedroom in their home that they have converted to an office. After discussion, Carl Leatham made a motion, seconded by Gary Bates, to approve the business license for Tim Sorensen.

YEA 5

NAY 0

Gary Bates  
Ron Case  
Colin Harrison  
Carl Leatham  
Glenna Petersen

The City Council reviewed for approval the final plat 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 she is here seeking approval on the final plat of this subdivision. Mayor Thomas G. Bailey asked if there were any questions. Colin Harrison referenced the memorandum dated February 11, 2013 from City Engineer Chris Breinholt and asked if these suggestions were recommendations from Mr. Breinholt. Don Hartle stated that the items listed on the memorandum have to be completed. Mr. Harrison asked if there would be any problems completing the items listed on the memorandum. Ms. Cowley stated no. After discussion, Colin Harrison made a motion, seconded by Glenna Petersen, to approve the final plat for the LaRee Brown Subdivision consisting of a total of 2 lots (1 additional building lot) on property at 290 East 300 South.

YEA 5

NAY 0

Gary Bates  
Ron Case  
Colin Harrison  
Carl Leatham  
Glenna Petersen

At 6:30 p.m., Mayor Thomas G. Bailey conducted a public hearing to receive public input, then consider the recommendation of the Planning Commission, that the land use map be amended to allow property at 396 East 200 South and 340 East 200 South be rezoned from RA-1 to R-1-12. The City Council will consider taking action on this request. Mayor Thomas G. Bailey reminded those in attendance of the rules of a public hearing. Kody Maughan stated that he met with the City Council about a month ago. He was going to build a home on 1 acre of property. It didn't look right, so he has decided to rezone the property. Mr. Maughan met with the Planning Commission last week. He would like to build a home up on the hill in order to hit the manhole for sewer. By rezoning the property, it helped to square up the property lines. Mayor Bailey asked if Mr. Maughan had discussed this issue with Jasen Maughan. Mr. Maughan stated that he had a letter signed by Jasen Maughan.

At 6:35 p.m., the public hearing was closed.

Carl Leatham stated that the Planning Commission recommended to the City Council that the land use map be amended. After discussion, Carl Leatham made a motion, seconded by Ron Case, to approve **RESOLUTION 2013-02 AMENDING THE LAND USE MAP WITHIN THE GENERAL PLAN TO ALLOW PROPERTIES IDENTIFIED BY TAX IDENTIFICATION NUMBERS 10-016-0019 AND 10-016-0020 TO BE REZONED FROM RA-1 TO R-1-12.**

YEA 5

NAY 0

Gary Bates  
Ron Case  
Colin Harrison  
Carl Leatham  
Glenna Petersen

Department Reports:

Colin Harrison – 1) Asked who is responsible for 400 North around Tom’s Service. There are potholes out into the middle of the road and drivers are swerving out around them. Don Hartle stated that when it dries out, Public Works will do some pothole work.

2) Took amplifier into Lynn’s Audio and they don’t deal with them. Lynn’s Audio sent him to KSM Music. KSM Music said that it wasn’t worth fixing, and didn’t even know if they could get parts for it. KSM Music has an amplifier just about the same as the one Wellsville City currently owns. It is 160 watts for \$299. They also have an amplifier that has 300 watts for \$450. After discussion, Gary Bates made a motion, seconded by Carl Leatham, that Wellsville City purchases the 300-watt amplifier for \$450 from KSM Music. Gary Bates stated that he appreciates Colin Harrison and his work on this issue.

YEA 5

NAY 0

Gary Bates

Ron Case

Colin Harrison

Carl Leatham

Glenna Petersen

3) Shade Tree & Beautification Committee – tree trimming course in conjunction with Arbor Day. Arbor Day is the last week in April, and by then the pruning time is gone. Spoke with the individual who will be teaching the course and they have set March 16, 2013 for 2 hours beginning at 9:00 a.m. They will meet at the Wellsville Dam for the instruction.

Glenna Petersen – 1) Sidewalk Committee met to discuss what is happening within Wellsville City. Received an application for a grant for sidewalks that will need a 50% match in funds. Working on a map of the Wellsville City where existing sidewalks are.

Ron Case – 1) A merchant can now charge a surcharge to accept credit card payments. Discussed accepting credit cards through the court system. Believes it is a nice thing to offer and recommends that Wellsville City move in that direction. Don Hartle stated that he will have to check with the software vendor. Mayor Thomas G. Bailey asked if Mr. Hartle will also check with Hyrum City to see if they accept credit cards.

2) Mayor Thomas G. Bailey presented names for the Planning Commission and Board of Adjustments. Asked if those people accepted. Mayor Bailey stated yes, and they have been sworn in.

Mayor Thomas G. Bailey – 1) Informed the City Council for their information that the South Cache Water Users raised their rates by \$2 per share. Wellsville Mendon Conservation District raised the rates by \$10 per share, which included the \$2 increase.

Gary Bates – 1) Received signed agreement from the LDS Church. Gave Don Hartle the original documents.

2) Parks & Recreation Committee met – added Corbin Evans and Kaitlyn Ellis.

3) Events hosted by the Parks & Recreation Committee – fishing derby, family bike rally, 2 movie nights, 2 Music in the Park, and maybe a youth dance.

4) Discussed Youth Council doing a city-wide activity. Youth Council has 3 or 4 good ideas.

5) Asked how to proceed naming the park in the Red Slide Subdivision. Asked for any good ideas. Need a city identity, not a subdivision identity. Asked City Council to think about it and give any feedback they may have.

6) It has been suggested that the City Choir do more than 1 performance each year, such as an Easter program. Choir is assembled for Founder’s Day. Discuss with Laurel Maughan.

7) Fish & Game would like to add Channel Catfish to the Wellsville Reservoir. Will add more bass and bluegill in the spring. Mr. Bates’ opinion is that he would like to see the Wellsville Reservoir stabilize before adding another species into it.

8) Youth Sports – some coaches taking it too seriously. Will add a paragraph to the newsletter about youth sports and being fun.

Carl Leatham – 1) Thanked everyone for their attendance at the Planning Commission meeting last week.  
2) Bruce Petersen owns property in the CH, Highway Commercial zone. Spoke with his agent, Dave Nielsen, about the property being donated to USU. It is false.

City Manager/Recorder's Report:

Don Hartle – 1) Budget worksheets are due tonight.

2) Woman peddling fundraiser materials – not interested.

3) Received a survey sent by Hyrum City concerning multi-family dwellings – handed out a copy to the City Council.

4) Mr. Hartle will begin work in the budget in March. Will need a decision concerning wages. Mayor Thomas G. Bailey stated that wages will be discussed at the next City Council meeting.

5) Water leak in front of the office – some water got into Kreg Harrison's building. Called the insurance company and working with them. The insurance has a \$1,000 deductible. Wellsville City has the damage appraised. The insurance company doesn't think Wellsville City has any liability. The total assessed damage is \$4,871.13. Has talk to Kreg and gave him a copy of the insurance information. Will wait a couple of weeks and see where Kreg stands. Think about filing a claim, paying for it, or take the position that Wellsville City doesn't have any liability. Give it some thought and he will continue to work on it and keep the City Council posted.

Gary Bates stated that he sat through the discussion last week concerning the multi-family code. He kept hearing that this is a good plan for the developer. This plan is for the cheese plant, not the city. Colin Harrison stated that the plan is for the entire city. Mr. Bates got the impression that this code is developer-friendly, not City friendly. He was offended when it was said that people purchase big lots and can't afford them so weeds grow in the back. Another area of concern was flat-sided houses, as if that is a bad thing. Colin Harrison stated that Wellsville City shouldn't create a code for an individual project. Another issue is 1 water meter for the whole development. Mr. Bates wonders if Wellsville City will lose out on impact fees. Another area of concern is why building this type of project next to 5-acre parcels would be excluded. Mr. Harrison stated that the developer needs an answer, and if the Planning Commission or City Council says no, it will not hurt any feelings. Mayor Thomas G. Bailey stated that this code will change the face of Wellsville City. Mayor Bailey stated that his concern is that this will be allowed everywhere in Wellsville City.

Paulette Gunnell stated that there is a large mud hole located in front of her home because of rebuilding the road. Ms. Gunnell asked if there is anything that can be done to fix this problem. Ms. Gunnell stated that her and her husband didn't create this problem. Glenna Petersen stated that she drove by and looked at the problem. Ms. Petersen asked where the water would go that is collecting in front of her home and causing the mud hole. Ms. Gunnell asked about installing a drain. Don Hartle stated that Wellsville City doesn't install drains in residents' driveway. Mayor Thomas G. Bailey stated that he looked at the problem, and doesn't know what to do about it. Mr. Hartle stated that the Public Works Department could cut a ditch to help drain the water. Tom Maughan stated that the 2 options would be to install a drain or cut a ditch. Gary Bates asked if Tom Maughan and Perry Maughan have looked at the problem and have any good ideas. Mayor Bailey stated that Wellsville City doesn't know what to do. Ms. Gunnell asked if they could add a drain to see if it helps. Mayor Bailey stated that Wellsville City has no objection to Ms. Gunnell installing a drain in her driveway. Ms. Gunnell asked if there is anything that Wellsville City could do to help. Tom Maughan asked that Ms. Gunnell let him and Perry Maughan look at it again to see if they can come up with a solution.

At 7:46 p.m., Colin Harrison made a motion, seconded by Glenna Petersen, to adjourn the meeting.

YEA 5

Gary Bates

Ron Case

Colin Harrison

Carl Leatham

Glenna Petersen

NAY 0

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Mayor Thomas G. Bailey

Mayor

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Don Hartle

City Manager/Recorder