

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, December 4, 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 November 27, 2013. The meeting was called to order at 7:00 p.m. by Mayor Thomas G. Bailey.

Others Present:

Jennifer Leishman	Diana Cannel	Steve Kyriopoulos
Dave Nielsen	Don Ewing	Alison Ewing
Alan Sorensen	Katie Christensen	Charee Vellinga
Cody Schenk	Robert Bolton	Kristi Rosario
John Spence	Karen Higley	Perry Maughan
Leesa Cooper	Matt Pearce	Brooks Nielsen
Janie Isaacson	Kendall Leishman	Barbara Swanson
David Swanson	Jonathan Cook	Rachel Fry

Opening Ceremony: Gary Bates

The Council reviewed the agenda. Glenna Petersen made a motion, seconded by Ron Case, 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 November 18, 2013 regular City Council meeting. There were word changes on lines 64, 90, 119, 180, 182, 193, and 254. After discussion, Glenna Petersen made a motion, seconded by Colin Harrison, to approve the minutes of the November 18, 2013 regular City Council meeting with the changes.

<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, Colin Harrison made a motion, seconded by Glenna Petersen, to approve the City's bills for payment, represented by check number 16366 through 16453.

<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.

Dianna Cannel of Allred Jackson CPA's presented the 2012/2013 audit report. Ms. Cannel stated that there was 1 finding. Ms. Cannel stated that Wellsville City went over-budget in a couple of funds. She suggested monitoring expenses throughout the year and comparing them to the budgeted amount. The liability for property taxes is now referred to as deferred inflow. The title, net assets, is now referred to as net position. There were no huge increases and no huge changes. The financial books of Wellsville City are very solid. Ms. Cannel stated that the state requirement of the General Fund balance not exceeding 18% of the next year's projected revenues has changed to 25%. Mayor Thomas G. Bailey stated that Wellsville City appreciates Dianna Cannel and her staff at Allred Jackson. Mayor Bailey stated that he and the City Council appreciate all of the hard work that Don Hartle, Leesa Cooper, and the other staff members do. After discussion, Ron Case made a motion, seconded by Gary Bates, to accept the 2012/2013 audit report presented by Dianna Cannel of Allred Jackson CPA's.

YEA 5

NAY 0

Gary Bates

Ron Case

Colin Harrison

Carl Leatham

Glenna Petersen

Steve Kyriopoulos met with the City Council to discuss future access for 500 North onto Highway 89/91. Mayor Thomas G. Bailey stated that this is an information meeting only, not a public hearing. The City Council will hear from Mr. Kyriopoulos and ask questions of him. Don Hartle handed out a packet of information submitted by Mr. Kyriopoulos. Mr. Kyriopoulos stated that when he came to the City Council with his proposal, the entrance was off of 400 North. During that time, Wellsville City adopted a master road plan for the highway commercial area. His project now needs to line up with 500 North. Because of this, he had to come up with a new plan. There are 2 main entrances into the highway commercial area off of Highway 89/91 and that is 500 North and 800 North. Mr. Kyriopoulos stated that 500 North comes in on property owned by Bruce Petersen. Mr. Kyriopoulos stated that he doesn't own the property to get the road to his property. Mr. Kyriopoulos showed the layout of the road. He assumes that Wellsville City will take ownership of the road and long-term maintenance after it is completed. All of the property owners in the highway commercial area will benefit from this road. The cost estimate of the roadway is \$500,000 to \$750,000 depending on acceleration and deceleration lanes. MR. Kyriopoulos is looking for funding options. He asked about a special improvement district or an assessment district. There will be 1.24 acres of roadway. Dave Nielsen, representing Bruce Petersen, stated that Mr. Petersen owns about 20 acres. He wants the highest and best uses for the property. Mr. Petersen has had discussions with Carl Leatham. This gives an opportunity to discuss the kind of uses that are appropriate in the area. This property is a very easy accessible parcel of land. There is a total of 63 acres between Mr. Petersen and Mr. Kyriopoulos that sits to the west side of USU's property. Mr. Nielsen stated that they have looked at Cache Valley, and it is very much on the local scene. Mr. Nielsen discussed building a tourist attraction with a destination resort hotel, restaurant, entertainment, and shops. The problem is dealing with cars. Mr. Nielsen stated that the questions they have are to what extent is Wellsville City willing to explore it, and if Wellsville City would be interested in something like a 250-room full-service destination resort hotel. The focus is on developing. It will grow over the next 30 years, but build enough now to make it work. Mayor Bailey asked if Mr. Petersen is will to donate the property to build the road. Mr. Nielsen stated that Mr. Petersen is willing to do anything that makes sense. The road will be on Mr. Petersen's property. Mr. Nielsen doesn't know if he will donate or sell the property for the road. If the cost of the road is between \$500,000 and \$750,000, Mr. Nielsen doubts Mr. Petersen will spend that much money, but a resort hotel or commercial facilities might change his perspective. Mayor Bailey stated that the road needs to be looked at as an investment in the future. The road will benefit Mr. Petersen as much as it would Mr. Kyriopoulos. Mr. Kyriopoulos stated that the road would benefit the entire highway commercial zone. Mayor Bailey stated that if the road is developed now, he doesn't know what to force other property owners to participate in building the road. Mr. Kyriopoulos suggested paying an assessment when other roads hook onto 500 North. Then, as development gets off the ground, others will follow the road plan. Mr. Kyriopoulos would like to get started on his project. Mayor Bailey stated only 2 property owners would benefit from the road now and that is Mr. Kyriopoulos and Mr. Petersen. Mr. Kyriopoulos stated that the expensive part of the project is connecting to Highway 89/91. Gary Bates stated that coming from the north, USU is a big player in the

highway commercial area. Mr. Kyriopoulos stated that he is following the new road plan. There is a developer in front of the City Council ready to go. Mr. Kyriopoulos asked that himself and Wellsville City work together to get it going. Mayor Bailey stated that the decision needs to be made if Mr. Petersen is willing to donate the ground for the road. Mr. Nielsen stated that issue can be worked out. The long-term concern is the east/west road follows the existing right-of-way. The grid pattern might look good, but it won't work for property owners. Development on Mr. Petersen's property will not fit the grid pattern. Mr. Nielsen stated that the average Utah tourist spends \$100 per day in Utah. The local residents don't spend \$100 per day. Mr. Nielsen would like to focus on the tourist scenario. Mr. Nielsen stated that they would like to get creative and push on planning a little bit. Mr. Nielsen stated that they have discussed options with USU, and they are not the easiest to deal with. Mr. Nielsen suggested a city center project that generates its own power for heating and air-conditioning, and treats water and sewer. Mr. Nielsen stated that Wellsville City needs to decide what it is they want in the highway commercial area. Colin Harrison stated that Wellsville City can't decide what to put on property that is not owned by the city. Mr. Nielsen stated that Wellsville City needs to get creative and come up with a plan. The opportunity to do it is now. Mr. Harrison stated that Wellsville City could give the go ahead to work on the road, but the other property owners may not agree. Mr. Nielsen stated that some property owners are open to it. Mr. Harrison stated that when the master road plan was discussed, it was all squared up. Now the dynamic has changed by asking for 500 North to curve back to 400 North and head east. Carl Leatham stated that curving 500 North to 400 North was discussed. It was also discussed improving the intersection at 400 North, but then realized that 400 North is such a dangerous intersection, so it was moved to 500 North. The committee that worked on the master road plan felt it was important to have a secondary road. Mr. Harrison stated that he talked with UDOT last year and the future plan is to have a traffic light at 800 North. Mr. Harrison asked if Mr. Kyriopoulos has discussed the traffic light with UDOT. Mr. Kyriopoulos stated that Cache Metro has stated that there will be a traffic light at 800 North. Mr. Nielsen stated that Chris Petersen representing UDOT stated that warranting the kind of intersection will determine where the money comes from for the traffic light. Mr. Harrison asked if the traffic light installation will change from 800 North to 500 North. This information is difficult to get from UDOT. Mr. Nielsen stated that all right-of-ways are 66 feet in Cache County. Mayor Bailey stated that the City Council can't approve anything that doesn't fit the ordinance. The development of Mr. Kyriopoulos fits the ordinance. It is the policy of Wellsville City to not build roads for development. In order for Mr. Kyriopoulos to move forward, an agreement concerning the road has to be made. Mr. Kyriopoulos asked if the proposed road is acceptable to Wellsville City. Mr. Leatham stated that stubbing a road fits the ordinance. Mr. Nielsen asked about an assessment district to help pay for the road. Mayor Bailey stated that he can't answer that question because it has never been done. Mr. Bates asked who would be assessed. Mr. Harrison stated that it would be assessed as property is developed in the highway commercial zone. Mr. Leatham stated that it would be similar to sewer and water. Mr. Kyriopoulos asked if 400 North would be used as a natural corridor and 500 North would be an additional road. Mr. Leatham stated that he was told by UDOT that as traffic increased on 400 North, the recourse would be a center barrier for right turns only onto and off of 400 North in order to deemphasize 400 North. Mayor Bailey stated that 500 North would be much safer. Mr. Kyriopoulos stated that he believes 500 North has much merit. His concern is how to accomplish the road and make his project a viable project. This road will become the main entrance into the commercial area. Mr. Bates stated that in the past 4 years, 4 different businesses have approached Wellsville City. If the road had been there, he doesn't know if the property would turn into a big commercial area. Mr. Bates stated that he doesn't see Wellsville City putting out any money for building the road. Mr. Leatham stated that Wellsville City doesn't have the money to put into building a road. Mr. Harrison stated that without the road, nothing begins. The road is a beginning. Mr. Harrison stated that the 2 property owners need to work together since they will benefit the most from it. Mr. Kyriopoulos asked about a special improvement district. Ron Case stated that people living in the area will pay to improve or build the road. Mr. Harrison stated that it is one of those creative things to bring to Wellsville City, and it may or may not work. Glenna Petersen asked what other cities participate in special improvement districts. Mr. Kyriopoulos stated that he couldn't name them off the top of his head. Mayor Bailey stated that the City Council agrees that the road can be stubbed. Mr. Harrison believes that the road will fit into future plans. Mr. Case stated that the City Council can't approve anything because there is no concept plan. The City Council can say whether or not they are interested in the plan. Mayor Bailey stated that Mr. Kyriopoulos will need to work with UDOT. Mr. Kyriopoulos stated that as development comes, so goes the road. Mayor Bailey stated that the next step is a discussion between Mr. Kyriopoulos and Mr. Petersen concerning the property for the road.

Department Reports:

Mayor Thomas G. Bailey – 1) The new trail at 400 South is a very nice trail. The pavement is great. It was very well designed.

Gary Bates – 1) Signs for non-motorized trail – need to get some made.
2) UDOT – money to pay for bike path – waiting to see if it gets approved or not.

City Manager/Recorder's Report:

Don Hartle – 1) The County has eliminated the County Surveyor position. It is the last signature that Mr. Hartle gets on subdivisions. The position has been put under Development Services of the County. The County Surveyor's signature is not required. Mr. Hartle discussed this issue with City Attorney Bruce Jorgensen. The cities of Smithfield and North Logan do require a signature from the County Surveyor. Mr. Hartle discussed this issue with County Recorder Mike Gleed. He is responsible to file the subdivision plat, not to make sure that it is accurate. Working with some of the engineering firms, they do not have a surveyor as part of their staff. Mr. Hartle stated that he told the county that he would need something in writing concerning this issue. Mr. Hartle stated that it is up to Wellsville City Council as to what they want to do. Ron Case stated that if there is a problem with a subdivision, it goes back to whoever surveyed the property, not Wellsville City. Mr. Hartle stated that his thoughts are that it not be required because he will have a letter from the county stating that it is not, and he will take the signature line of the county surveyor off of the plat. Mr. Hartle stated that he can take the plat to JUB Engineering and have their surveyor in Layton review it, but he doesn't know what it is he is reviewing. The fee would then be passed onto the developer. Mr. Hartle stated that he will continue to work on this issue and follow the advice of City Attorney Bruce Jorgensen. He will also discuss the issue with City Engineer Chris Breinholt.

2) Hand out from the Utah League of Cities and Towns – generate more revenues to cities to maintain roads by increasing gasoline tax by \$.15 per gallon.

3) LaRee Brown subdivision – would like to sell the original home, but doesn't think it is connected to sewer. The family is asking if the home is required to connect to the sewer. The City Council agreed that because they are within 300 feet of the sewer line, it is required that the home be connected to sewer.

At 7:47 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

Thomas G. Bailey
Mayor

Don Hartle
City Manager/Recorder