

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, February 5, 2014, at the Wellsville City Offices at 75 East Main. 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 January 31, 2014. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present:

Jennifer Leishman	Sam Winward	Clint Kerr
Aaron Walker	Brent Bassett	Chad Bassett
Steve Kyriopoulos	Darin Fristrup	Robert Bolton
Candy Sorensen	Sarah Romero	Kristi Rosario
Charee Vellinga	Joel Jensen	Janie Isaacson
Kendall Leishman	Barbara Swanson	David Swanson
Deputy Brooks Nielsen	Jonathan Cook	Rachel Fry

Opening Ceremony: Mayor Thomas G. Bailey

The Council reviewed the agenda. Don Hartle removed item #10. Glenna Petersen made a motion, seconded by Gary Bates, to approve the agenda with the removal of item #10.

<u>YEA 5</u>	<u>NAY 0</u>
Gary Bates	
Karen Higley	
Carl Leatham	
Perry Maughan	
Glenna Petersen	

The Council reviewed the minutes of the January 15, 2014 regular City Council meeting. Glenna Petersen made a motion, seconded by Karen Higley, to approve the minutes of the January 15, 2014 regular City Council meeting as presented.

<u>YEA 5</u>	<u>NAY 0</u>
Gary Bates	
Karen Higley	
Carl Leatham	
Perry Maughan	
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, Glenna Petersen made a motion, seconded by Carl Leatham, to approve the City's bills for payment, represented by check number 16614 through 16706.

<u>YEA 5</u>	<u>NAY 0</u>
Gary Bates	
Karen Higley	
Carl Leatham	
Perry Maughan	
Glenna Petersen	

No one was in attendance for citizen input.

Sam Winward met with the City Council to discuss the City's plan for economic development. Mr. Winward stated that he has concerns about what Main Street in Wellsville City looks like. The elementary school will be located on the north end of Wellsville in 3 years time. Mr. Winward would like to see Wellsville City take a proactive approach and have an economic development plan for the city. Mr. Winward asked if the City Council was open to citizen input. As a citizen see changes that need to be

made, Wellsville City can plan for those changes. Carl Leatham stated that there is no set economic development plan. There is a General Plan document for Wellsville City. There is not a lot of money for incentives. In the last 15 to 20 years, zoning has changed along Highway 89/91 to CH, Highway Commercial. The commercial area is where the people and traffic are. Glenna Petersen stated that a survey was mailed to the citizens of Wellsville City 2 years ago. There is usually a 3 to 4 percent return rate. The return rate for this survey was 13%. The residents want to see growth on Main Street, but there are no funds to promote it. Mr. Winward asked if there were grants to revitalize Main Street, and also if there is a committee working on an economic development plan. Mr. Winward stated that there are projects for the next 20 to 30 to 40 years, but what about the next 3 to 5 years. Mayor Thomas G. Bailey stated that when Jackie Orton was a member of the City Council, one of his tasks was to find businesses that want to come to Wellsville City. Mayor Bailey stated that Mr. Orton was unable to find one business that would be willing to come to Wellsville City. Mayor Bailey stated that there is no problem with setting up a committee for an economic development plan. Gary Bates reviewed the business along Main Street at the present time. The buildings along Main Street were also reviewed. Mr. Bates stated that downtown Wellsville isn't here anymore. Mr. Winward asked about public interest and if 3 to 4 to 5 businesses were interested in coming to Wellsville City and sharing the cost of water and sewer. Mr. Winward stated that he didn't want to see a piecemeal approach. It has to be something that works. Mayor Bailey asked if Mr. Winward would be interested in heading the committee. Mr. Winward stated that he would be interested in working on the committee. Mr. Winward asked where he would start. Mr. Bates stated that Cache County has an economic development director that may be willing to give some education to the committee. Mayor Bailey asked that Mr. Winward think of some people that he would like to see on the committee. Mr. Winward asked that the City Council do the same because they would know more people. Mayor Bailey asked that Mr. Winward and the City Council think about this issue and that Mr. Winward attend a future City Council meeting.

The Fire department met with the City Council to discuss funds received from summer fires. Clint Kerr stated that every year the fire department fights wildland fires during the spring and summer. Wellsville City collects the money at the end of the year. This is the best fundraiser as a fire department. The money goes into the General Fund. Mr. Kerr asked that the money be moved to the Fire Department fund. Mayor Thomas G. Bailey stated that Wellsville City received approximately \$12,000. After paying the firemen, there is approximately \$7,000 left. Mr. Kerr stated that this money makes a difference. It is nice to have it in a fund that the firemen can use for equipment. Karen Higley asked if the money earned was from a fundraiser. Mr. Kerr explained the agreement that Wellsville City Fire Department entered into with Cache County. Wellsville City is obligated to go when called out, but they consider it a fundraiser. Aaron Walker stated that the money comes from the entity that owns the land, i.e. fires on county land is paid by the county, fires on state land is paid by the state, and fires on federal land is paid by the federal government. This money is used to pay wages and maintenance. Mr. Kerr stated that there is a set amount for each truck per hour. The wages are included in the price of the truck. This money is not guaranteed. Gary Bates stated that this issue has been discussed before. Don Hartle stated that it has been discussed the past 2 to 3 years. All money comes into Wellsville City. If the money is not water or sewer money, it goes into the General Fund. The City Council has to allocate any funds that are transferred to the fire department. Mr. Bates stated that he supported this issue last year. A budget has been established. Last year, a repair to the building was needed which cost more than what was in the budget. If the fire department doesn't use their entire budget, it is moved back into the General Fund. Mr. Bates stated that he can support moving the money to the fire department. Perry Maughan stated that he doesn't see any problem in moving the money to the fire department. Carl Leatham asked where the money came from to make the repairs to the fire department building. Mr. Hartle stated out of their budget. Mr. Leatham asked if it came out of capital. Mr. Hartle stated that every budget has capital in it. Mayor Bailey stated that Wellsville City can only have so much money in savings at any given time. Mr. Bates asked how much money was in reserves. Mr. Hartle stated that he didn't know. He would have to review it. Mr. Leatham stated that the firemen put in the work and they should get rewarded for it. Mr. Bates suggested that the fire department stay close to their budget numbers. After discussion, Perry Maughan made a motion, seconded by Carl Leatham, to move the monies left from the wildland fires to the fire department fund, and that the fund be reviewed once a year.

YEA 5

NAY 0

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

Brent Bassett met with the City Council to discuss the possible use of City Offices for teaching hunter safety classes. Mr. Bassett stated that he would like to use the City Offices to teach hunter education classes. He teaches 2 classes per year. There are 5 days of class work and 1 day for a shooting test and written exam. Mr. Bassett stated that he would work around the building schedule. He would like to hold the class from 6:00 p.m. to 8:30 p.m. Mr. Bassett asked if there would be any problems bring a firearm and archery equipment into this building. Perry Maughan stated that he doesn't see any problem as long as the schedule works for everyone. Mayor Thomas G. Bailey asked if there is a charge for the class. Mr. Bassett stated that the student purchases a voucher. The State of Utah does send some money to the instructor for travel and expenses. Karen Higley asked if the fee is charged per person. Mr. Bassett stated that the voucher is \$10 per person. Glenna Petersen asked how Mr. Bassett plans to get into and out of the building. It was suggested the Don Hartle open the building and Mr. Bassett would lock it when he leaves. Gary Bates stated that he has a key to the building that he would be willing to loan to Mr. Bassett. After discussion, Carl Leatham made a motion, seconded by Karen Higley, to allow Brent Bassett to use the City Offices for teaching hunter safety classes.

YEA 5

NAY 0

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

The City Council discussed moving the future potential traffic light on Highway 89/91 from Caine Dairy road to 550 North. Steve Kyriopoulos stated that he has reviewed the Cache Metro Agreement. There will be 2 traffic lights in Wellsville. The first has already been placed at the intersection where Wellcome Mart is located. The second traffic light is to be placed at the Caine Dairy road. Mr. Kyriopoulos suggested that the second traffic light be moved to 550 North. By moving the second light to 550 North, it will alleviate traffic concerns and issues. It is a more feasible place. Mr. Kyriopoulos stated that he has talked with the property owner to the north and he is interested in having a traffic light there. Mayor Thomas G. Bailey stated that another party that is involved is UDOT. Mr. Kyriopoulos stated that 2/3 majority has to agree, but UDOT holds the trump card. Darin Frstrup stated that UDOT doesn't install a traffic light until the intersection warrants it. The minimum spacing for traffic lights along Highway 89/91 is 1 mile. The distance between the light at Wellcome Mart and 550 North is .4 miles. The required street spacing is 1000 feet. The corridor agreement from 2005 is about developing and maintaining flow and safety along Highway 89/91. The study was completed and an agreement where the traffic lights would be place was made. The agreement is between Logan, Nibley, Hyrum, Wellsville, Cache County, and UDOT. The distance from the Caine Dairy to the existing traffic light is .83 miles. The traffic light at the Caine Dairy road will be allowed because that is what the agreement allows. All other intersections would be non-signalized intersections. Mr. Frstrup stated that 2/3 of those communities that signed the agreement have to agree to move the traffic light. Mr. Frstrup stated that placing the traffic light at 550 North would be unacceptable. Mr. Kyriopoulos stated that 550 North could warrant a traffic light. Mr. Frstrup stated not because it doesn't meet spacing requirements. Mayor Bailey stated that the decision would then go to the group that signed the agreement, and even if there was 100% approval to move it, UDOT could stop it. Mr. Frstrup stated that the decision would go to the group, and UDOT would have a concern about moving the traffic light. A traffic light doesn't mean a safer intersection. Mr. Kyriopoulos stated that the road plan is not good for Wellsville City and its economic development. The corridor agreement has a 15-year life. It was signed in February 2006. It is not good business to impede growth. The agreement should be reviewed and renegotiated. Mayor Bailey asked if the City Council has any problem with Mr. Kyriopoulos going to the committee to see if they are willing to change the location of the traffic light from Caine Dairy road

to 550 North. Mayor Bailey asked if Mr. Kyriopoulos has the permission of the City Council to do this. Carl Leatham stated that the Caine Dairy road is supposed to develop further east into Hyrum. Nothing has been done on the road because they are waiting for Wellsville City. A light at the Caine Dairy road would be a benefit, but not like it would benefit the intersection at 550 North. Mr. Leatham stated that if Mr. Kyriopoulos is willing to push for the traffic light at 550 North, to go ahead and do it. Perry Maughan stated that Caine Dairy and USU will be there forever, and he agrees with Mr. Leatham. Gary Bates asked if 550 North would tie into Hyrum. Mr. Leatham stated that it would. It parallels up the back side of Hyrum on the north. Karen Higley asked if it would benefit or if there would be backlash from the residents of Southwest Heritage Estates. Mr. Bates stated that one would hope it would be a benefit to the residents of that subdivision. Mr. Bates stated that Mr. Kyriopoulos is on his own when going before the committee. It may hold more merit if the committee knows that the City Council and subdivision was in support of moving the traffic light. Mayor Bailey stated that a vote of the City Council will let the committee know that they are in favor of moving the traffic light. After discussion, Carl Leatham made a motion, seconded by Perry Maughan, to support Steve Kyriopoulos in approaching Cache Council to move the proposed light from the Caine Dairy road to 550 North.

YEA 5

NAY 0

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

The City Council discussed the 2013 sidewalk project. Mayor Thomas G. Bailey stated that the City Council has had a chance to review the sidewalk and asked what it is they would like to do. Carl Leatham stated that one of his concerns is that some of the sidewalk doesn't line up. As for the workmanship and durability, those issues will have to wait until spring. Mr. Leatham stated that he doesn't know how much can be done now. The residents have access to their property. The rest will have to wait until spring. Perry Maughan stated that he agrees with Mr. Leatham. John Spence vented his concerns. Mr. Maughan stated that he would see some of his points, but nothing can be done until spring. Mr. Maughan stated that the City Council should be very vigilant in the next 2 months to review the sidewalk. Mr. Maughan stated that he encourages Joel Jensen to do the very best that he can. Joel Jensen stated that he discussed the issue with John Spence. Mr. Jensen stated that he will return in the spring to fix what needs to be fixed. He will clean up the construction site and complete the patch work. Mr. Jensen stated that they may have been a lack of communication, but he stands behind his work 100%. Mayor Bailey stated that he has reviewed the sidewalk several times, and that the residents don't always know when City officials are reviewing an issue. Mr. Jensen stated that he was delayed in the beginning because of permits, and the cold spell in December didn't help. Mayor Bailey asked how much of a retainer there is. Don Hartle stated that he has sent Mr. Jensen 1 check, and is holding the second check. Mr. Jensen stated that the retainer is at the bottom of the contract, and can be increased if it needs to be. Mayor Bailey stated that he can't remember the retainer fee. Mr. Jensen stated that he believes it is \$1,500. Mr. Leatham asked if this would affect the grant money. Glenna Petersen stated no. Karen Higley stated that there are some issues that need to be fixed. Ms. Higley suggested waiting until spring to see how the cement lays. Ms. Petersen stated that 7 bids were sent out and Wellsville City received 2 bids back. Both of those bids were thrown out. Ms. Petersen gave a history of the events of this issue. Ms. Petersen stated that she appreciated Mr. Jensen working with the neighborhood along Center Street and Main Street. Mayor Bailey stated that the sidewalk along Center Street was removed, and the agreement was that it would be replaced. Wellsville City didn't charge the neighbors along Center Street to install the sidewalk. After discussion, Gary Bates made a motion, seconded by Glenna Petersen, to pay Mr. Jensen the amount owed to him, to keep the agreed upon retainer, that the job will be completed as weather permits, and the quality is satisfactory to the majority of the City Council.

YEA 5

NAY 0

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan

Glenna Petersen

The City Council discussed the certified tax rate. Gary Bates asked if Don Hartle had any rough budget numbers. Don Hartle stated that he hasn't done anything with the budget yet. Mr. Hartle stated that there would be little change to the budget. Mr. Bates suggested that Wellsville City stays with what they had last year, hire another individual, and then discuss the certified tax rate before budget time next year. Perry Maughan stated that his concern is that it has been several years since taxes have been raised in Wellsville City, and when taxes are raised, to raise them in small amounts. Glenna Petersen stated that raising taxes should be done in increments, such as every 2 years. Mr. Maughan stated that the budget needs to be reviewed and addressed. The question is to raise water and sewer rates or raise taxes. Mr. Hartle stated that he is anticipating raising water and sewer rates this year. Mayor Thomas G. Bailey stated that raising water and sewer rates are more user fees than taxes. Wellsville City hasn't raised taxes in 28 years. Mr. Maughan suggested having a workshop at the next City Council meeting to give Mr. Hartle time to put some numbers together so that the City Council has a better idea. After discussion, Perry made a motion, seconded by Glenna Petersen, to have Don Hartle meet with Cache County about the certified tax rate and to have a workshop to discuss this issue at the next City Council meeting.

YEA 5

NAY 0

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

The City Council discussed the cell phone tower on City property at the "Big Curve". Don Hartle stated that Wellsville City leases the cell phone tower to a company, and the company sub-leases it to two other companies. There are 3 antennas on 1 tower. The 2 sub-leases pay \$250 each per month, and the other company pays \$973.75 with a 4% increase every year. A company by the name of Unison says that there are a lot of changes in the cell phone industry. Unison is interest and buying the City's interest in the cell phone tower. Unison will pay Wellsville City and they will work to get additional antennas on the pole or renegotiate the contract. Mr. Hartle stated that Unison would offer the City a one-lump sum, which Mr. Hartle stated wouldn't work for Wellsville City. Mr. Hartle asked if the City Council would be interest in having a discussion with this company about it. Mr. Hartle stated that instead of the one-lump sum, Wellsville City would be paid over a 10-year period of time. Unison can get more antennas or renegotiate the contract, but Wellsville City will receive 50% of the contract. Mayor Thomas G. Bailey stated that the only way to get the City Council's questions answered is to have Unison attend a City Council meeting. Mr. Hartle stated that he will ask Unison to attend a City Council meeting.

The City Council considered for adoption the "Municipal Wastewater Planning Program". Don Hartle reviewed the documents with the City Council. Mr. Hartle stated that the documents have also been reviewed by the Public Works department. After discussion, Carl Leatham made a motion, seconded by Glenna Petersen, to adopt **RESOLUTION 2014-03, A RESOLUTION ADOPTING THE MUNICIPAL WASTEWATER PLANNING PROGRAM.**

YEA 5

NAY 0

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

Department Reports:

Mayor Thomas G. Bailey – 1) Thanked Councilwoman Glenna Petersen for all of her hard work on the sidewalks.

Carl Leatham – 1) Asked about the need for an overhead projector. Said that it could be taken out of the Planning Commission’s budget – no money left in the Planning Commission’s budget. Asked if enough money is being budgeted for the Planning Commission. Steve Kyriopoulos offered to donate a projector to Wellsville City.

2) Grant money available from UDOT for street lighting. Not grant money, but funds available. Write a letter to UDOT requesting the funds.

3) New float chairperson – Jennifer Robbins

4) City Attorney Bruce Jorgensen attended last week’s Planning Commission meeting to discuss South Valley RV. Questions were raised about business licenses and conditional uses. Asked if it they could be entered into the computer to be tracked.

5) Logan City is happy to keep Wellsville City the gateway to Cache Valley. Asked if there is an agreement with Hyrum or Nibley when 800 North or 550 North is opened. It doesn’t make sense to open roads if neighboring communities are going to plug them up.

Perry Maughan – 1) Handed out a list of phone numbers for the City Council concerning the Emergency Preparedness Program.

2) Parks & Recreation – asked them to review the possibility of a bike lane within Wellsville City.

3) Rebuilding roads – before rebuilding Main Street from Center Street to 200 West, asked that other streets that are in worse condition be reviewed.

Glenna Petersen – 1) Dave Bell is working on sidewalks to connect Mendon to Hyrum – still working on numbers. Will invite committee to report to the City Council when completed.

2) Nibley City – Truck Stop to be built west of 600 West.

3) Amish store in Perry – business is booming.

City Manager/Recorder Report:

Don Hartle – 1) Asked that the City Council read the City Manager’s Code and understand it.

2) Purchase something – give receipts to Don within 2 days. Received receipts for Founder’s Day from 2007 and 2008 that haven’t been paid.

3) Handed out the 6-month financial report – very limited on capital – spent a lot of money on capital, don’t have the funds to keep spending.

4) Filed proof of beneficial use on wells 1 and 2 – will keep working on it.

At 9:08 p.m., Glenna Petersen made a motion, seconded by Karen Higley, to adjourn the meeting.

YEA 5

Gary Bates

Karen Higley

Carl Leatham

Perry Maughan

Glenna Petersen

NAY 0

Thomas G. Bailey

Mayor

Don Hartle

City Manager/Recorder