

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, March 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, 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 February 28, 2014. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present: Jennifer Leishman William Everitt Honey Lyn Atkinson  
Kortni Funic Lea Peterson Kaden Hartman  
Dawnya Pearce Sam Winward Sarah Romero  
Jonathan Cook Kristi Rosario Janie Isaacson  
Kendall Leishman

Opening Ceremony: Karen Higley

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

YEA 5 NAY 0  
Gary Bates  
Karen Higley  
Carl Leatham  
Perry Maughan  
Glenna Petersen

The Council reviewed the minutes of the February 19, 2014 regular City Council meeting. There was a word change on line 42. Karen Higley made a motion, seconded by Glenna Petersen, to approve the minutes of the February 19, 2014 regular City Council meeting with the correction.

YEA 5 NAY 0  
Gary Bates  
Karen Higley  
Carl Leatham  
Perry Maughan  
Glenna Petersen

Councilman Carl Leatham arrived at the meeting at 6:03 p.m.

Don Hartle gave the Council a copy of the Warrant Register showing bills submitted to the Council for approval. After review and discussion, Perry Maughan made a motion, seconded by Carl Leatham, to approve the City's bills for payment, represented by check number 16707 through 16736.

YEA 5 NAY 0  
Gary Bates  
Karen Higley  
Carl Leatham  
Perry Maughan  
Glenna Petersen

No one was in attendance for citizen input.

William Everitt met with the City Council for a business license. Mr. Everitt would like a license for a handyman service. He will be working with his son doing sub-contracting work. Mr. Everitt stated that he also has surplus medical supplies from IHC that he would like to sell. Mr. Everitt stated that he currently has an IV stand that is now a hat rack in his home. Carl Leatham stated that the Planning Commission

approved the conditional use. The Planning Commission asked that tools and items be stored in the garage or shed. Gary Bates asked if Mr. Everitt would have displays for people to view at his home. Mr. Everitt stated no. He will do most of the selling via the internet. After discussion, Carl Leatham made a motion, seconded by Glenna Petersen, to approve the business license for William Everitt.

**YEA 5**

**NAY 0**

Gary Bates  
Karen Higley  
Carl Leatham  
Perry Maughan  
Glenna Petersen

Dwight Atkinson was to meet with the City Council for a business license. Mr. Atkinson was unable to attend the meeting. His wife, Honey Lyn Atkinson, was in attendance. Mrs. Atkinson stated that her husband owns a general construction company with a drywall division. All of the tools and supplies are kept inside the garage. There is a dump trailer parked next to the home, and a work truck parked inside of the garage. Carl Leatham stated that the Planning Commission approved the conditional use with the conditions that the dump trailer to parked next to the side of the home, the tools are stored inside of the garage, and the employees are to meet at the work site. After discussion, Carl Leatham made a motion, seconded by Gary Bates, to approved the business license for Dwight Atkinson with the condition that Mr. Atkinson conform to the laws of the conditional use permit for a home business, and the dump trailer be parked behind the front corner of the home.

**YEA 5**

**NAY 0**

Gary Bates  
Karen Higley  
Carl Leatham  
Perry Maughan  
Glenna Petersen

Kortni Funic representing the Child & Family Support Center met with the City Council requesting that the City Council approve a proclamation declaring April as Child Abuse Prevention month. Ms. Funic stated that April is Child Abuse Prevention month. The Child & Family Support Center provides many programs to the Cache Valley area. The Child & Family Support Center sponsors a race in Wellsville City later in the month of April as a fundraiser for the Child & Family Support Center. Ms. Funic presented a packet of information to the City Council that includes brochures and ribbons to be worn during the month of April. Ms. Anderson also presented the declaration to be signed by Wellsville City. Mayor Thomas G. Bailey signed the declaration.

Kaden Hartman met with the City Council concerning his Eagle Scout project. Mr. Hartman stated that he would like to build houses for wood ducks and tree dwelling ducks and install them on the north and south sides of the pond next to the cheese plant. They will be mounted on a metal pole that will go into the ground 3 to 4 feet. Every year, the boxes will need to be cleaned out of the previous nesting materials. Gary Bates asked if the exterior plywood would hold up. Mr. Hartman stated yes. The plywood is rough cut and unstained so that it looks natural. Mr. Bates asked if Mr. Hartman had received permission from the Division of Wildlife Resources for the wood boxes. Mr. Hartman stated that he did contact DWR, but stated that he didn't need permission from them because it is on private property. Mr. Bates asked about the cost of the wood boxes. Mr. Hartman stated that Ace Hardware is donating supplies and that his grandpa is donating the rest of the materials. Mr. Bates stated that he thinks this is a great project. After discussion, Gary Bates made a motion, seconded by Glenna Petersen, to accept the Eagle Scout project for Kaden Hartman, and that there will be a long-term commitment from Mr. Hartman to take care of the boxes from year to year.

**YEA 5**

**NAY 0**

Gary Bates  
Karen Higley

Carl Leatham  
Perry Maughan  
Glenna Petersen

Same Winward met with the City Council to discuss economic development. Mr. Winward handed out the following outline: Preserving our Heritage and Creating a Sustainable Future. 1) We live in a unique moment in Wellsville's history, Three tracts of land are for sale in the commercial highway zone, We have a business which desires to locate in the commercial zone, Tabernacle is close to reopening, Elementary is close to closing and needs a decision, City square has some vacancies and could use a sprucing up (as a whole), Wellsville lacks business tax base which could alleviate resident tax/fee burden, Lack of strategy for business development leads to missed opportunities, Growth will continue to come – will it occur as the community desires, Due to past history, in many ways we have a blank slate with which to start. 2) What to do? Small Towns, Big Ideas Document, General Plan, and Envision Cache Valley report can guide us: "Community development is economic development", "Strategies guided by a broadly held local vision", "Proactive and future-oriented", "Define assets and opportunities to capitalize on community's competitive advantages", "Comprehensive package of strategies and tools, rather than a piecemeal approach", "Old timers and newcomers unite". "Partnerships". 3) Conclusions: The General Plan is a good springboard. It is time to get specific. Civic, business leaders, and citizen groups can work together to make this a reality. We have many good pieces in place. 4) Where do we go from here? Executive Committee Identified, Recruitment Committee formed, Separate Committee Formation/Organization, Identify community goals, Build on what already exists, Fill in the gaps that are missing, Present the united plan to the community as created by the community, Execute the plan. 5) Call to Action, Resolution from key stakeholders to support the development and the implementation of the plan. Guiding Principals: We will have failures and that's okay; let's mitigate any damage, learn, and move on together. Some dysfunction will occur; we can come together and get through it. Many hands make light work. Collectively we know and can do more than any individual. If you think we can or think we can't, you're right. Change is scary and painful; let's direct change instead of resist it because it will find us. We respect others' opinions. Mr. Winward stated that the Executive Committee is made up of the following individuals: Carl Leatham, Ruth P. Maughan, Steve Kyriopoulos, Rich Anderson, Bryant White, Jr., Kaylene Ames, and Sam Winward. Mr. Winward stated that he has talked to other people about serving on sub-committees. Mr. Winward stated that his concerns were approving a resolution to support the effort and supporting the implementation. Mayor Thomas G. Bailey asked if this economic development plan will have a plan for affordable housing and apartment complexes. Mr. Winward stated that it was a good question, and that everything will be reviewed because this plan touches all pieces. Mayor Bailey stated that in 50 years, Wellsville City is the only community that has enough water. Mr. Winward stated that is good news. Mr. Winward stated that he is looking for a vote of support and believes that a resolution is appropriate because this will be a community-driven effort. Carl Leatham stated that Gary Saxton has a website that will help market Wellsville City and recruit businesses to Wellsville. Mr. Winward stated that is a great idea. Mayor Bailey stated that Wellsville City is in the process of finalizing a landscape policy that determines setbacks along Highway 89/91. Mr. Winward stated that there is good work already happening. Perry Maughan stated that the website is a good idea. Mayor Bailey stated that he appreciates the time that Mr. Winward has put into this project. Mayor Bailey stated that Mr. Winward should work with Carl Leatham and come up with what the City Council needs to do. Mr. Winward asked about the official process of a resolution. Gary Bates stated that there are 2 issues: 1) development of property owned by multiple people, and 2) downtown citizens inconvenienced. Mr. Bates stated that he feels uncomfortable supporting a resolution at this point. Mr. Bates stated that Mr. Winward does have a great outline. Mr. Winward suggested a resolution supporting the committee and their goals, and the rest being a series of resolutions. Mayor Bailey suggested someone from Southwest Heritage Estates serving on a committee. Mayor Bailey thanked Mr. Winward for his time and work.

The City Council discussed the appointment of a new Planning Commission member. Mayor Thomas G. Bailey stated that he has discussed the names of people with Carl Leatham and Ruth P. Maughan. Mayor Bailey presented the name of Chris Clark to serve the remainder of M. Kent Larsen's term. After discussion, Gary Bates made a motion, seconded by Carl Leatham, to approve Chris Clark to serve on the Planning Commission.

YEA 5

NAY 0

Gary Bates  
Karen Higley  
Carl Leatham  
Perry Maughan  
Glenna Petersen

The City Council reviewed a utility account write-off due to bankruptcy. Don Hartle stated that the account of Robert Van Sweden involved a water leak in the front yard, which they weren't going to fix. Mr. Hartle stated that someone fixed the leak for them. They have since moved and filed bankruptcy. The amount of the account is \$691.46, which \$606.40 is the overage. After discussion, Carl Leatham made a motion, seconded by Glenna Petersen, to write-off the utility account of Robert Van Sweden due to bankruptcy.

YEA 5

NAY 0

Gary Bates  
Karen Higley  
Carl Leatham  
Perry Maughan  
Glenna Petersen

The City Council conducted a workshop on the certified tax rate. Don Hartle handed out the information that the City Council requested. The average value of a home in Wellsville City is \$193,618. Wellsville City would have to run a ¼-page advertisement in the newspaper if taxes are raised. Mr. Hartle stated that if taxes are raised \$10, Wellsville City would have \$13,000 in revenue, \$20 would yield \$19,000 in revenue, and \$30 would yield \$25,200 in revenue. Glenna Petersen asked if the City Council would discuss the issue and decide what they would like to do, and then have public hearings. Mayor Thomas G. Bailey stated that is correct. Ms. Petersen stated that it was discussed to raise taxes in order to hire another employee. Perry Maughan stated that the increase would be extra income for Wellsville City. Ms. Petersen asked where the extra income would go. Gary Bates stated that raising taxes would help Wellsville City stay up with inflation. Mr. Hartle stated that Wellsville City hasn't raised taxes in 28 years. Mr. Bates stated that residents are going to be hit hard this year with the school and county increase. Mr. Bates suggested letting residents get over the sticker shock and review the issue next year. Mayor Bailey stated that raising taxes doesn't bring a lot of revenue into Wellsville City. Karen Higley stated that she agreed, and that Wellsville City should ease into raising taxes. Ms. Petersen stated that if Wellsville City is going to raise taxes, she would lean towards raising them by \$30. Mayor Bailey suggested waiting to raise taxes until there is a need for another employee, and then raise taxes. Mayor Bailey stated that if Wellsville City raises taxes now and receives the additional income, they will find a place to spend it. Mr. Bates stated that he could support backing off a year and letting residents absorb the school and county increase. Mr. Hartle stated that he is anticipating raising water and sewer rates this year. Ms. Higley asked if there is any specific need for the income that Wellsville City would receive by raising taxes. Kendall Leishman stated that everyone needs to live within their means. Ms. Petersen stated that Wellsville City hasn't had a raise in 30 years. Mayor Bailey stated that Wellsville City receives a raise with new development. Mr. Bates stated that they also receive a raise as home values raise. Mr. Hartle stated that as home values increase, the certified tax rate decreases. After discussion, Gary Bates made a motion, seconded by Glenna Petersen, to discontinue discussions concerning the certified tax rate until the next fiscal year.

YEA 4

NAY 1

Gary Bates  
Karen Higley  
Carl Leatham  
Glenna Petersen

Perry Maughan

The City Council discussed approval of signatures for signing documents relating to the sewer discharge permit. Don Hartle stated that he received the sewer discharge permit. He has a copy for each member of the City Council. Mr. Hartle stated that Wellsville City is going to have to spend some money at the lagoons in the near future. There are 2 items that need to be completed immediately. They are: 1) industrial sewer surveys, which were completed today or will be completed tomorrow, and 2) letter approved by the City Council authorizing the City Manager, the Sewer Manager, and the Sewer Superintendent to sign the sewer discharge permit. After discussion, Glenna Petersen made a motion, seconded by Karen Higley, to allow the City Manager, the Sewer Manager, and the Sewer Superintendent to sign the sewer discharge permit.

YEA 5

NAY 0

Gary Bates  
Karen Higley  
Carl Leatham  
Perry Maughan  
Glenna Petersen

#### Department Reports:

Carl Leatham – 1) Projector was donated – asked if Wellsville City could find \$100 to pay for it – doesn't feel good about accepting it as a gift. All agreed.

2) LaRee Brown home – spoke with a couple asking if the home would be required to connect to the sewer. It is within 300 feet of the main line. Yes. Sewer impact fee is approximately \$6,000. Animals are allowed on the property, but there are some restrictions.

3) Received an email from Mr. Dave Nielson – will forward it to the City Council – looking to build a high-rise hotel with 282 rooms, conference center, and shopping center.

Gary Bates – 1) Thanked Don Hartle for writing the grant for RAPZ tax. The splash pad will be 47 feet in diameter. Asked for \$47,000 to cover the cost of the system and installation. The application is ready to send in.

2) The DWR has a grant from up to \$1,000 for the kids fishing derby. Will discuss this issue with Bret Jorgensen.

3) DWR surveyed Wellsville Dam – will pay for another accessible fishing dock – install fall of 2015 – estimated cost is \$25,000. Wellsville City will pick the spot. It will be built similar to the one already installed. Will discuss it with Wellsville City Irrigation Company. After discussion, Gary Bates made a motion, seconded by Glenna Petersen, to accept the grant for a fishing dock from the DWR with the location to be determined.

YEA 5

NAY 0

Gary Bates  
Karen Higley  
Carl Leatham  
Perry Maughan  
Glenna Petersen

4) Mailbox in front of Larry Jeppeson's home – leaning into the street. It belongs to Lindsay Landscaping. Don Hartle will write a letter.

5) Running out of Eagle Scout projects – asked that the City Council look around the city for some. Suggested replacing the "Darley Park" sign.

Perry Maughan – 1) Tennis courts – tighten screen.

2) Garbage day – move garbage cans in. Asked that it be added to the newsletter.

Glenna Petersen – 1) Received safe sidewalk application – has to be turned in by the end of March. It is for new sidewalks along a state highway.

2) Website – working with Ron Case. They have the application for founder's day booths and registration for baseball/softball.

3) Wellsville City Youth Council – will shadow City Council members.

Karen Higley – 1) Carol Nyman will be in charge of the Princess Pageant again this year. Asked who is building the float and what the colors are. Carl Leatham will get this information to her.

2) The individual who mows the open space in the Mt. Sterling Estates asked if he had permission to mow it earlier this year. Don Hartle stated that it will be discussed at a future City Council meeting.

At 8:03 p.m., Perry Maughan made a motion, seconded by Glenna Petersen, 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