

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, May 7, 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, Perry Maughan 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 May 2, 2014. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present: Jennifer Leishman Sam Winward Kaylene Ames
Stacie Adams Mariah Noble Katie Christensen
Bart Lamont Larry Mortensen Janie Isaacson
Kendall Leishman Barbara Swanson David Swanson
Jonathan Cook Deputy Nielsen

Opening Ceremony: Gary Bates

The Council reviewed the agenda. Karen Higley made a motion, seconded by Glenna Petersen, 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 April 16, 2014 regular City Council meeting. Glenna Petersen made a motion, seconded by Perry Maughan, to approve the minutes of the April 16, 2014 regular City Council meeting as presented.

YEA 5 NAY 0
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, Carl Leatham made a motion, seconded by Gary Bates, to approve the City's bills for payment, represented by check number 16880 through 17002.

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

Jonathan Cook asked if there would be time available to ask questions about the affordable housing plan. Mayor Thomas G. Bailey stated no because the public hearing has already been held. Mr. Cook asked if there are any incentives in place for people to build multi-family housing. Mayor Bailey said that Wellsville City doesn't have any at this time. The State of Utah does have some incentives, as well as the federal government. There is also the non-profit neighborhood program.

The City Council met with the Wellsville Revitalization Committee. Sam Winward stated that he is having monthly meetings with the core committee. There are some good opportunities and challenges for Wellsville City. Mr. Winward stated that the main things are communication and portraying the image of the community. Stacie Adams stated that she is working on a new logo concept for rebranding Wellsville City. She gave some background of the artist that created the logo. Ms. Adams stated that there were several recommendations from the core committee. Ms. Adams stated that the committee thought of many themes. They are: pioneer, tabernacle, trapper, and the mountains. The Wellsville Mountains gave a lot of promise, so they ran with that concept. Ms. Adams handed out different examples of the new logo, both in size and color. Ms. Adams asked for feedback from the City Council. Mr. Winward asked if the City Council wanted the Revitalization Committee to pursue a new logo for Wellsville City. Ms. Adams stated that the logo should be simple, professional, and something that can be inserted anywhere. Mr. Winward asked if the City Council had a desire to pursue a new branding. Perry Maughan stated that he has no problem with branding, but the mountain man with a rifle is Wellsville. People come to Founder's Day for the Sham Battle. Mr. Maughan stated that people can be offended because of guns, but that is what tamed the West. It is what made Wellsville City what it is. Ms. Adams stated that the mountains are what she looks at when she drives out of her home. Ms. Adams asked about the concept of a new version of the trapper. Mr. Maughan stated that if Ms. Adams brings something back to the City Council, they will review it. Mayor Thomas G. Bailey asked about incorporating the trapper and the mountains. Ms. Adams stated that she is trying to keep the logo simple. Glenna Petersen stated that she would like a simpler logo. Mr. Winward stated that there may be ways to incorporate the trapper. Ms. Adams stated that the logo should be readable at a small size. Mr. Maughan asked about incorporating the tabernacle with the mountains. Ms. Petersen stated that they are trying to keep the logo simple. Mr. Maughan asked about a 3-D logo with the trapper, tabernacle, and the mountains. Mr. Maughan stated that he realizes there is not simple answer. Mr. Winward stated that the Revitalization Committee will return with some examples. Mayor Bailey stated that he likes the "W" in the logo with the mountains. Mayor Bailey would like the mountains more prominent. Mayor Bailey stated that the green fields remind him of strip farming. Carl Leatham stated that he was never crazy about the mountain man, but the new logo is leaving off the twin peaks. Ms. Petersen stated that she likes the blue sky. Karen Higley agreed with Ms. Petersen. Mr. Winward asked if the City Council would support a new logo and move forward with the suggestions that have been given tonight. Mr. Winward stated that Revitalization Committee will email the City Council with more examples. Mayor Bailey stated that branding is a great idea. Gary Bates stated that the Revitalization Committee should be working with symbolism on the motto for Wellsville City, which is "The Gateway to Bridgerland". Mr. Winward stated that change will occur, and is going to happen. The change needs to be congruent with what the community wants. Mr. Bates suggested reviewing the Utah Leagues of Cities and Towns website. The league has a motto that is catchy and simple, but also leaves a good message. Mr. Leatham suggested using the Wellsville Mountains with a wagon wheel at the base. Mayor Bailey stated that he appreciates what the Revitalization Committee is doing for Wellsville City.

The City Council discussed adoption of Resolution 2014-04, the "Interim Landscape" ordinance. Mayor Thomas G. Bailey stated that the City Council approved the landscape code at a previous City Council meeting. It is now in resolution form. Perry Maughan asked how Wellsville City is financing the landscaping code, who is enforcing the code, and who has time to review the code. Mr. Maughan stated that he doesn't think Wellsville City has the finances and the personnel to keep up with this code. Carl Leatham stated that is the problem with every code that is in the book. Gary Bates stated that Wellsville City doesn't have anything like this on the books. Mr. Leatham stated that this code is a little difference because it deals with the landscape in the commercial zone. Wellsville City has the power to withhold business licenses. Glenna Petersen stated that she can see Mr. Maughan's point of view, but believes that it should be adopted and find somehow to regulate it. Mr. Maughan stated that the Planning Commission will enforce the code and will notify the powers that be when someone is in violation. There is the cost of attorney fees, which is a cost to the citizens as tax payers. Mr. Maughan stated that it is another layer of bureaucratic law. Mayor Bailey stated that this code is a guideline, which it is needed or there will be parking right next to the highway. Mr. Maughan asked how Wellsville City is going to pay for this code. Mr. Leatham stated that the enforcement comes up front and falls back on Don Hartle. Mr. Maughan stated that Mr. Hartle can't keep up with all that he has to do now. Mr. Maughan stated that this is something that he deals with every day. Karen Higley stated that she understands the concerns, but feels that Wellsville City needs to move forward with this. Ms. Petersen stated that she appreciates all of the work that City

Planner Jay Nielson put into this code. Mr. Leatham stated that Mr. Nielson gave a nice presentation about the landscape code to the Planning Commission. There were examples of good situations and bad situations. Mr. Leatham stated that Mr. Hartle may be overwhelmed, and that Wellsville City needs to look into updating how things are done. There needs to be teeth put into the ordinances instead of throwing everything into a filing cabinet. Ms. Petersen stated that she agrees. Mr. Maughan stated that he enjoys landscape at a business. Mayor Bailey stated that he always notices the landscaping at the Walmart on the south end of Logan. After discussion, Carl Leatham made a motion, seconded by Glenna Petersen, to adopt **RESOLUTION 2014-04, INTERIM LANDSCAPING ORDINANCE.**

YEA 4

Gary Bates
Karen Higley
Carl Leatham
Glenna Petersen

NAY 0

Perry Maughan

The City Council discussed adoption of Resolution 2014-05, the “Wellsville Affordable Housing Plan”. Carl Leatham stated that as he has reviewed this plan, he has strong reservations and hopes that Wellsville City is not painting the city into a corner. Gary Bates stated that there is a house bill that has been amended to another house bill that states cities under 10,000 residents are not required to update the affordable housing plan, but to only initiate the plan. Mr. Bates stated that Logan City created a low income housing plan that encompasses all of Cache Valley and didn’t think that all of the cities in Cache Valley needed to submit an affordable housing plan. Perry Maughan stated that he agrees with Mr. Bates. Mr. Bates stated that Smithfield has an affordable housing plan that is very brief and specific. Glenna Petersen asked if there are grants for the affordable housing plan so that there is not a cost to Wellsville City. Mr. Bates stated that grants come at a price. There are a lot of good things happening in Wellsville City that they aren’t taking credit for. Carl Leatham stated that it would take a developer with a good attorney that could throw the zoning code out the window. Mayor Bailey stated that the City Council agrees with one apartment on each city block. Mr. Bates stated that there are some that would like to expand it to include more than just the R-1-12 zone. Ms. Petersen stated that City Planner Jay Nielson has put a lot of thought into this code. Ms. Petersen sees Mr. Leatham’s point of view, but change is inevitable. Mr. Bates stated that this is a prime example that puts Wellsville City in a negative light. There is nothing in the code from the state that requires Wellsville City to beat themselves up. However, Wellsville City is required to have an affordable housing plan. Karen Higley asked if Wellsville City is not required to update it. Don Hartle stated that he received 3 letters last year stating that Wellsville City was required to update the affordable housing plan by December 31, 2013. Ms. Higley stated that land is not priced to go along with affordable housing. Wellsville City can’t force citizens to lower the price of land because of the affordable housing plan. Mr. Leatham asked if the 3 letters refer to updating the affordable housing plan. Mr. Hartle stated yes. Mr. Hartle read from the resolution located on the inside cover of the affordable housing plan. Mr. Bates also read from the resolution. Ms. Petersen asked the number of people use this assistance. Mr. Bates stated that this plan is geared towards developers. Ms. Higley stated that she has seen affordable housing projects that aren’t finished and the community has to finish them. Ms. Higley asked if the code had to be updated or renewed. Mr. Hartle stated that it was required to be updated. Mr. Bates stated that he likes the funding for older citizens housing and funding for non-profit neighborhood projects. Ms. Petersen asked Mr. Bates what he suggested Wellsville City do. Mr. Bates stated that he didn’t know, and that he was hoping Wellsville City didn’t have to be a player. Mayor Bailey stated that Hyde Park doesn’t allow any type of duplex or 4-plex for apartment. Mayor Bailey stated that he thinks Hyde Park is similar in size to Wellsville City. Mayor Bailey stated that he thinks it works well to spread out the apartment buildings. Mr. Bates suggested reviewing the previous plan and table this issue for 2 weeks. Ms. Petersen stated that Mr. Nielson has some good points in the plan. Ms. Petersen suggested Mr. Nielson attending the City Council meeting and discuss why Wellsville City should adopt this plan. Mr. Maughan stated that he agrees with Mr. Bates. Mayor Bailey asked that Mr. Hartle find the previous affordable housing plan and send a copy to the City Council. After discussion, Gary Bates made a motion, seconded by Perry Maughan, to continue this discuss at the July 16, 2014 City Council meeting, and to keep it on the agenda until then.

YEA 5

NAY 0

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

The City Council reviewed for approval the tentative budget for 2014/2015 for all funds. After discussion, Glenna Petersen made a motion, seconded by Karen Higley, to approve the tentative budget for 2014-2015 for all funds.

YEA 5

NAY 0

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

The City Council continued consideration of open space in the Mount Sterling Estates Subdivision. Mayor Thomas G. Bailey stated that this issue was discussed at the last City Council meeting, and that the Council decided to continue the discussion. Mayor Bailey asked if there were any bids. Don Hartle stated that there were no bids submitted. Carl Leatham asked if the bid that was received was resubmitted. Mr. Hartle stated that he wasn't aware that the bid needed to be resubmitted. Mayor Bailey stated that the individual that submitted the bid was in attendance at the meeting. Perry Maughan stated that agriculture can be part of open space, which includes horses. The citizens of this subdivision want to keep the area as a walking park. Mr. Maughan stated that the open space was going back up for bid to lease the property. The individual that leases the property can grow hay or keep horses, but they assume the responsibility of the property. Mayor Bailey stated that the word, agriculture, in the dictionary includes horses and cows as part of the definition. Mayor Bailey asked if the City Council wants to open up the property for a bid or leave it as is. Gary Bates asked if Larry Mortensen had a chance to discuss this issue with the residents of the subdivision. Larry Mortensen stated that the residents that he spoke with wanted to keep it as close to possible as is, and also keep it mowed. Karen Higley stated that the residents of the subdivision that she spoke with said that same thing. They would like the property to stay as is and have the residents volunteer the maintenance on the property. Ms. Higley asked if there were any water rights to the property. Mayor Bailey stated that there were no water rights. Bart Lamont stated that his bid didn't change what was currently on the property. Mr. Lamont stated that he tried to use the property for grass hay. It is the best use for the property. Mr. Lamont stated that he cuts the property once per year. Mr. Bates stated that he could accept the previous bid since there isn't a bid to replace it. Mayor Bailey asked if Mr. Lamont could submit his bid again. Mr. Lamont stated that he could. Carl Leatham asked if Mr. Lamont could remember the contents of his bid. Mr. Lamont stated that there are sections of the property that is filled with rocks. He would like to make some improvements so that the property is more yielding. Mr. Maughan asked how much the bid was for. Mr. Lamont stated that it was \$50 per year for 3 years. After discussion, Perry Maughan made a motion, seconded by Carl Leatham, to accept the bid from Bart Lamont for the open space in front of the Mount Sterling Estates Subdivision for \$50 per year for 3 years.

YEA 4

NAY 0

ABSTAIN 1

Gary Bates
Carl Leatham
Perry Maughan
Glenna Petersen

Karen Higley

Department Reports:

Carl Leatham – 1) Minutes online – Glenna Petersen has tried to meet with Ron Case about the website. She will try again.

Gary Bates – 1) Eagle project of gates at the entrance to the trail at 400 South and Center Street – May 8, 2104 at 6:00 p.m.

2) Foot path – parallel to new walking trail.

Mayor Thomas G. Bailey – 1) Thanked Perry Maughan and the Shade Tree & Beautification Committee for the Arbor Day celebration.

Perry Maughan – 1) If the Council is asked, cutting grass back at the edge of the road to increase shoulder of road.

2) 2014 roads rebuilt – 300 North from Center Street to 100 West & 200 North from 100 West to 200 West.

3) Sewer lagoons – 4th pond – hill is starting to sluff off into the river because of the rock chucks. There will be a lot of work being done this summer down at the sewer lagoons.

Glenna Petersen – 1) Unplugged program – Wellsville City Youth Council will be doing an assembly at Wellsville Elementary on May 20 to introduce the program.

Karen Higley – 1) Founder’s Day Fun Run – registration online.

2) Founder’s Day – ideas for teenager games – gave examples.

3) Wellsville Founder’s Day has a Facebook page.

4) Has been asked about bringing back the turkey shoot.

City Managers/Recorder’s Report:

Don Hartle – 1) Handed out copies of appeals to the Planning & Zoning’s approval of the truck stop.

At 8:04 p.m., Carl Leatham 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