

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, May 21, 2014, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey, Councilwomen Karen Higley, Councilmen Gary Bates, and Perry Maughan. City Manager/Recorder Don Hartle and City Planner Jay Nielson were 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 16, 2014. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present:

Jennifer Leishman	Aleena Winward	Travis McBride
Mason McBride	Ashley McBride	Earl Bates
Sean Cudney	Tara Terwiske	Jerilyn Isom
Kaylene Ames	Laurel Maughan	Mariah Noble
Bevan Higbee	Jonathan Cook	Janie Isaacson
Kendall Leishman	Barbara Swanson	David Swanson

Opening Ceremony: Karen Higley

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

<u>YEA 3</u>	<u>NAY 0</u>
Gary Bates	
Karen Higley	
Perry Maughan	

The Council reviewed the minutes of the May 7, 2014 regular City Council meeting. Gary Bates made a motion, seconded by Karen Higley, to approve the minutes of the May 7, 2014 regular City Council meeting as presented.

<u>YEA 3</u>	<u>NAY 0</u>
Gary Bates	
Karen Higley	
Perry Maughan	

Councilman Carl Leatham arrived at the meeting at 6:04 p.m.

No one was in attendance for citizen input.

Aleena Winward met with the City Council for a business license. Ms. Winward stated that her family has moved within Wellsville City and they need business licenses for their businesses at their new location. The name of Ms. Winward's business is Aleena Winward Quilting. Carl Leatham stated that the Planning Commission approved the conditional use permit with no restrictions. Mr. Leatham stated that there is plenty of off-street parking for the business. Karen Higley asked Ms. Winward what her new address is. Ms. Winward stated that it is 169 West 100 North. After discussion, Perry Maughan made a motion, seconded by Karen Higley, to approve the business license for Aleena Winward.

<u>YEA 4</u>	<u>NAY 0</u>
Gary Bates	
Karen Higley	
Carl Leatham	
Perry Maughan	

Sam Winward was to meet with the City Council for a business license. He was unable to attend this meeting. Aleena Winward stated that her family has moved within Wellsville City and they need business licenses for their businesses at their new location. The name of Mr. Winward's business is Winward Financial. Carl Leatham stated that the Planning Commission approved the conditional use permit with no restrictions. Mr. Leatham stated that there is plenty of off-street parking for the business. After discussion,

Carl Leatham made a motion, seconded by Gary Bates, to approve the business license for Sam Winward.

YEA 4

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan

NAY 0

Travis McBride met with the City Council for a business license. Mr. McBride stated that he owns a shop next to his home that he does mechanic work out of. Mr. McBride stated that he works on cars, trucks, and farm equipment. Carl Leatham stated that there was a discussion concerning vehicles around the property. Mr. Leatham stated that the Planning Commission approved the conditional use permit with the condition that there are no derelict vehicles stored onsite. Laurel Maughan asked if traffic along 200 East will increase because of this business. Mr. McBride stated that there will be little traffic increase, and he has plenty of off-street parking. After discussion, Perry Maughan made a motion, seconded by Carl Leatham, to approve the business license for Travis McBride.

YEA 4

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan

NAY 0

Earl Bates met with the City Council for a business license. Mr. Bates stated that he owns an electrical business based out of Logan. He has 4 employees. Mr. Bates stated that this business license is to run an office for the business out of his home. Carl Leatham stated that the Planning Commission approved the conditional use permit with no conditions. After discussion, Carl Leatham made a motion, seconded by Karen Higley, to approve the business license for Earl Bates.

YEA 3

Karen Higley
Carl Leatham
Perry Maughan

NAY 0

ABSTAIN 1

Gary Bates

Sean Cudney met with the City Council to discuss proposed material to be put in Wellsville City's newsletter. Mr. Cudney handed out an example of what it is that he would like to add to the city utility billing envelop. Mr. Cudney stated that he is a member of this community, as well as a business owner in the community. Mr. Cudney stated that he is sculpting a 15-foot mountain man from a tree that resides on private property at 100 South and Main Street. Mr. Cudney stated that he has 30 local businesses as sponsors. This is a local monument for Wellsville City and Cache Valley. Mr. Cudney asked how the City Council feels about this project. Mayor Thomas G. Bailey stated that he thinks this is a great project and it is located in a good location. Mr. Cudney stated that the tree is a 200-year-old ponderosa. Mayor Bailey asked if in time, the roots will rot off. Mr. Cudney stated that the monument should stand for quite some time. At some point, it may have to be moved to a different location, which it would then be anchored to a slab of cement. Mr. Cudney stated that he is working with the property owner concerning liability issues. Perry Maughan stated that he believes that it is a great project. Gary Bates stated that he agrees that it is a great project, but the City Council should be very cautious using the city's newsletter to promote private enterprise. Mayor Bailey asked how the rest of the City Council felt about the project. Karen Higley asked if the monument is a donation to Wellsville City. Mr. Cudney stated that he is donating his time and effort. The newsletter is a quicker method to get the word out about this project. Carl Leatham stated that the flyer would have to be pre-folded and at the office so that the front office staff could slide them into the envelope. Mr. Leatham asked if the flyer would add postage to the mailing. Don Hartle stated no. Mr. Leatham stated that he understands Mr. Bates' concern, but he has no problem with adding the flyer to the city utility billing. Mr. Maughan asked how many utility bills are mailed each month. Mr. Hartle stated approximately 1,050. Mr. Hartle stated that Wellsville City would need to flyer pre-folder and delivered to the City Office not later than June 20, 2014. Mr. Maughan suggested that a line be added to the flyer

that states this project is not sponsored by Wellsville City. After discussion, Perry Maughan made a motion, seconded by Carl Leatham, to allow Sean Cudney to add a ½ page pre-folder flyer to the city utility billing in June 2014.

YEA 3

Karen Higley
Carl Leatham
Perry Maughan

NAY 1

Gary Bates

Jerilyn Isom met with the City Council to discuss property owned by Wellsville City in the east side of the Wellsville Dam. Ms. Isom stated that she represented the Parks & Recreation Committee. Ms. Isom would like to improve the camping spots on the east side of Wellsville Dam. There are some short- and long-term upgrades. Ms. Isom stated that she will be adding signs, charging a nightly fee, picnic tables, and a water tap. Ms. Isom stated that this may involve some Eagle Scout projects. Gary Bates stated that the Isom family is interested in supervising the camp sites. Ms. Isom stated that her family and the Hancock's will maintain the camp area and check on the status of the campers. Perry Maughan asked by having water, and eventually sewer, if the area would turn into an RV park. Ms. Isom stated that she doesn't know if RV's would fit in the camp spots. Ms. Isom stated that she would like to begin with cleaning up the area and some signs. Mr. Maughan asked how many days would a camper be allowed to stay. Ms. Isom stated between 5 to 7 days, with a charge of \$5.00 per day. Mr. Bates stated that years ago, Richie Benson was going to cleanup and maintain the camp area. Ms. Benson now works in Wyoming, and doesn't have the time. Mr. Bates stated that Ms. Isom would like to do this project as a family fundraiser. There would be no cost to Wellsville City, nor income to Wellsville City. Mr. Bates stated that a commitment from Wellsville City of the number years to the Isom family for doing this project is needed, as well as some type of contract. Mr. Bates stated that anything done at the camp area is better than nothing. Mr. Maughan stated that it is a great project and would help after hours if needed. Mr. Maughan stated that Ms. Isom should look to see if there are any grants for this type of project. Carl Leatham asked if this project is for the existing camp area. Ms. Isom stated yes. Mr. Leatham asked if the Parks & Recreation Committee will be adding any more property to the area. Ms. Isom stated that if the cement barriers are moved, maybe 1 to 2 more camp sites could be added. Mr. Leatham asked if this project is on the east side of Wellsville Dam only. Ms. Isom stated yes. Mr. Bates stated that there will be some initial investment. There will be clean-up, installing some gravel, and installing a collection box for money. Mr. Bates stated that he doesn't think a 5-year commitment to the Isom family is unreasonable. Mayor Thomas G. Bailey asked how many signs would be needed. Ms. Isom believes that 1 sign with limitations and cost and 1 collection box should be sufficient. Mr. Leatham stated that he thought it was a great idea and thinks that 5 years is reasonable. Mr. Bates asked if there was any money in the budget to purchase a sign. Don Hartle stated no. Mr. Hartle asked if Ms. Isom had any idea how much the sign would cost. Mr. Bates asked if Ms. Isom had any estimates on the sign. Ms. Isom stated no. Mr. Hartle suggested that Ms. Isom design the sign and get some estimates and then go from there. Mayor Bailey suggested that Ms. Isom draw up a contract, have Mr. Bates review the contract, and come back before the City Council in 2 weeks to discuss the contract. Travis McBride stated that he thinks this is a great idea. Mr. McBride stated that having stayed in a few camp sites out-of-state, having a phone number to call for reservations would be needed on the sign. Ms. Isom stated that she thinks this camp area will be a first come, first serve basis. Sean Cudney stated that he is willing to build a log pillar sign for the camp area. David Swanson asked if there would be restrictions such as no smoking and no alcohol as there are in the parks. Mr. Bates stated that those restrictions are already in place. After discussion, Gary Bates made a motion, seconded by Karen Higley, to continue this discussion at a future City Council meeting.

YEA 4

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan

NAY 0

The City Council held a workshop on the “Affordable Housing Plan”. Gary Bates stated that he pulled other housing plans for different cities. All of the housing plans are 4 to 8 pages long. The housing plans all followed the format of the report. Mr. Bates stated that it is no longer called the “Affordable Housing Plan”. It is now the “Moderate Income Housing Plan”. Mr. Bates stated that he contacted Nick Baker from the State of Utah. Mr. Baker was out of the office, so he contacted Mr. Baker’s boss, Mike Hansen. Mr. Hansen stated that there are 130 cities in the state of Utah that should participate in this program. There are 97 cities that have responded. There is a large spread on how comprehensive the plans are. This plan is a supplement to the General Plan. This plan is more for discussion purposes. It gives the Planning Commission and City Council a vision on how it relates to moderate income housing. Wellsville City is 10 miles from a major city, has no public transportation, has no recreation center, and has no swimming pool. Wellsville City should be taking credit for the number of older homes that are owned by senior citizens that will turn into moderate income housing. There are a lot of smaller homes available in Wellsville City. As an older home empties, moderate income families should occupy that home. Mr. Bates stated that based on what he told Mr. Hansen, Wellsville City is doing moderate income housing already. Young couples are moving into Wellsville City. Mr. Bates stated that Nick Baker returned Mr. Bates’ call. Mr. Bates asked if the demographics of Wellsville City are compiled into a table and submitted, if that would be adequate. Mr. Baker stated yes. Mr. Bates stated that comparable to larger cities, Wellsville City can be a little more brief with the Moderate Income Housing Plan. Mr. Bates asked if a copy of the previous plan has been found. Don Hartle stated that he is unable to locate a copy of the plan, as well as the State of Utah is unable to locate a copy. City Planner Jay Nielson stated that in 2006, which was a reporting cycle year, there was no 2006 Affordable Housing Plan submitted by Wellsville City. The Affordable Housing Plan was included in the 1999 General Plan. Mr. Bates stated that if Wellsville City follows the format, they can’t go too wrong on this plan. Mr. Bates stated that Mr. Baker will email him a copy of the scoring sheet that is used by the State of Utah. Wellsville City is assessed by a point system. This point system helps contractors to be more eligible for benefits from the state. Mr. Bates stated that the bottom line is that Wellsville City needs to participate in this program. The committee has a long list of potential recommendations, but the plan doesn’t have to be that intense. Perry Maughan stated that the last few subdivisions have had different lot sizes. Don Hartle stated yes. The subdivisions have used the “fee in lieu” option. Mr. Maughan suggested that the City Council study the information that has been given to them and discuss the issue at a future City Council meeting. Karen Higley asked if Wellsville City could submit the current demographics and a completed report. Mr. Nielson stated yes, that could be submitted because anything is better than nothing. Mr. Nielson stated that the plan that was written was completed by using other plans that scored the highest marks in the State of Utah, which is where Mr. Nielson thought Wellsville City wanted to go. Ms. Higley stated that Mr. Nielson did a great job on the plan. Mr. Hartle stated that this issue is on every City Council meeting agenda until the end of July. Mr. Bates stated that the City Council will review the new information and discuss the issue again in two weeks.

Department Reports:

Perry Maughan – 1) Rebuilding of roads for 2014 has begun – have received complaints, but doing the best that they can.

2) Shade Tree & Beautification Committee – spent 4 hours at the park and dam last Saturday trimming trees.

3) Suggested building a ramp or lowering the green waste bins – also requested another bin. Need to be more consistent with signage – will not pick up if green waste is in trash bags. Mayor Thomas G. Bailey asked that Mr. Maughan develop a plan for the green waste bins and ramp.

Gary Bates – 1) Brad Parkinson – complained about road shoulder work along 600 South from 100 West to 200 West – Perry Maughan stated that Wellsville City is working on it.

2) Nancy Schill – asked to plant a tree and install a bench on her family plot in the cemetery. The Shade Tree & Beautification Committee decides what kind of tree can be planted. A tree can take up to 4 burial plots. The tree has to line up with the existing trees. Perry Maughan will review this issue with the Shade Tree & Beautification Committee. Asked that she contact Don Hartle concerning this issue.

3) Discussed authoring an ordinance concerning grave decorations be allowed at the base of the headstone and nothing in the grass. The Public Works department will author the ordinance and it will be discussed at a future City Council meeting.

- 4) Flags for Memorial Day will be placed on the headstone on Friday at 10:00 a.m.
- 5) National Guard Band – July 6 – will invite Mendon City. Mayor Thomas G. Bailey will have Leesa Cooper send an email to the mayor of Mendon City concerning this concert.

Carl Leatham – 1) Smithfield Health Days – the float didn't participate because of the weather. Other communities support Wellsville City on Founder's Day; he hopes that Wellsville City can support other community celebrations.

City Managers/Recorder's Report:

Don Hartle – 1) Believes that Wellsville City will be awarded \$30,000 through RAPZ tax for the proposed splash pad.

2) Received a proposal from Cache County concerning patrolling of Wellsville City – not in favor of it – will visit with the Sheriff's Department – will not commit to the length of the contract.

3) Handed out copies to the City Council of the Performance Schedule authored by City Planner Jay Nielson concerning the proposed truck stop.

4) Water Conservation Plan – has to submit to the State every 5 years. The last plan was approved and submitted in 2010. If there is any comment from the City Council, Don needs to have it by the last City Council meeting in June.

At 7:21 p.m., Carl Leatham made a motion, seconded by Karen Higley, to adjourn the meeting.

YEA 4

Gary Bates

Karen Higley

Carl Leatham

Perry Maughan

NAY 0

Thomas G. Bailey

Mayor

Don Hartle

City Manager/Recorder