

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, October 1, 2014, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey, Councilwoman 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 September 26, 2014. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present:

Jennifer Leishman	Mike Whitaker	John Sather
Brett Nielsen	Brandon Blanchard	Sean Cudney
Tara Terwiske	Jackie Orton	Sam Winward
Steve Kleinschusten	Dorcus Kleinschusten	Leroy Mayer
Kendall Leishman	Janie Isaacson	Jonathan Cook

Opening Ceremony: Carl Leatham

Councilwoman Karen Higley was excused from this meeting.

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

<u>YEA 4</u>	<u>NAY 0</u>
Gary Bates	
Carl Leatham	
Perry Maughan	
Glenna Petersen	

The Council reviewed the minutes of the September 17, 2014 regular City Council meeting. Carl Leatham made a motion, seconded by Gary Bates, to approve the minutes of the September 17, 2014 regular City Council meeting as presented.

<u>YEA 4</u>	<u>NAY 0</u>
Gary Bates	
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 17461 through 17503.

<u>YEA 4</u>	<u>NAY 0</u>
Gary Bates	
Carl Leatham	
Perry Maughan	
Glenna Petersen	

Sam Winward asked about a design for the area behind the storefronts along Main Street. Mayor Thomas G. Bailey stated that it has been discussed in previous City Council meetings. Mayor Bailey suggested that a plan be presented to the City Council and it will be discussed then. Don Hartle stated that it has been proposed that the green waste bins be put there with drive-up ramps. Mr. Hartle stated that the area may be needed for City development. Mr. Winward stated that it has been suggested that in order to entice businesses to come to Wellsville, that the area be used as a parking lot.

Whitaker Construction met with the City Council to discuss 500 North truck traffic. Brett Nielsen, representing Whitaker Construction stated that Whitaker Construction recently executed a Sand and Gravel Lease Agreement with the Margaret G. Maughan Trust with the intent of securing a permit to begin a

Gravel Pit Operation at 4997 West 4800 South near Wellsville City. The intended Gravel Pit Location has a current zoning of Mineral Extraction and Excavation (ME) and Whitaker Construction is in the process of applying for the required Conditional Use Permit with Cache County. It is the intent of Whitaker Construction to operate the proposed Gravel Pit in the spirit of being a good neighbor and listening to and addressing any viable concerns that may periodically come up. A summary of the operation is as follows: 1) proposing to be permitted as a Commercial Operation with both external and internal sales, 2) initially 3 – 4 employees with potential of 10 or more, 3) typical hours of operation for extraction activities will occur Monday through Saturday 6:00 AM to 8:00 PM May – September; and 6:00 AM to 6:00 PM October – April. Typical hours of operation for crushing activities will occur Monday through Saturday 7:00 AM to 5:00 PM, 4) anticipate employee traffic – 3 to 10 vehicles entering and leaving the site several times per day. Anticipated truck traffic – 1 to 50 trucks entering and leaving the site per day depending on weather and market demands, and 5) anticipation structure modification at the canal crossing. Mr. Nielsen stated that Whitaker Construction would like to begin as soon as possible and weather permits in the spring of 2015. Glenna Petersen asked if Whitaker Construction currently owns a gravel pit close to an elementary school. Mr. Nielsen stated currently no, but as far as the company goes, they are very familiar with children and the curiosity of construction equipment. John Sather stated that Whitaker Construction is very conscience and aware of children. If there is an event being held at the school, they will scale back and even shut down the pit. Whitaker Construction wants to be team players and user friendly. Ms. Petersen asked how wide the road is on the property going to the gravel pit. Mr. Nielsen stated that it is 40 feet wide. Don Hartle stated that Cache County requires a 66-foot road right-of-way. Mr. Nielsen stated that 22 feet of asphalt meets the criteria that is required. Ms. Petersen stated that she is worried about this gravel pit next to an elementary school and asked about precautions that are taken, such as brakes. Mr. Nielsen stated that each truck has a pre-trip inspection. Whitaker Construction will use signage for the drivers. Carl Leatham asked if a majority of the trucks will be company trucks. Mr. Sather stated that at first, it will be only company trucks, and then a variety after that. Gary Bates stated that there is a chance that there will be a crosswalk at some point in time. Signage and lights will fall on the city to pay for them. Mr. Bates stated that the place for this discussion is at the county meeting during the conditional use permitting process. Perry Maughan stated that the proximity to the elementary school is no different than trucks driving along 200 South and 300 South. Those trucks are passing an elementary school also. Mr. Sather stated that this will be a high quality pit. Mr. Bates asked what the life of the pit would be. Mr. Sather stated that he didn't know. Mr. Leatham stated that the road passing the school is on a hill and because of that, asked about a 20 MPH speed zone. Mr. Sather stated that they were thinking more of a 15 MPH speed zone, and encouraged Wellsville City to change the sign. Mr. Nielsen stated that Whitaker Construction will make it as safe as possible for the students. Mr. Leatham stated that Wellsville City has a good relationship with Whitaker Construction. Whitaker Construction installed the water system about 45 years ago. Mayor Thomas G. Bailey appreciated Whitaker Construction attending this meeting. Mayor Bailey realizes that they didn't have to.

Sean Cudney and Jackie Orton met with the City Council to discuss the "Mountainman". Jackie Orton stated that at the last City Council meeting, it was unanimously voted to move the Mountainman to the City Square. Mr. Orton thanked the City Council for that vote. Mr. Orton stated that he was given an assignment concerning how to place the monument. Mr. Orton showed a short video of the building of the Mountainman. Mr. Orton stated that Jonathan Cook put together a plan on paper. Jonathan Cook handed out the plans. Mr. Orton asked that the City Council trust in what the plan is. Mr. Orton stated that he wants this done right, but it is not going to be cheap. Mr. Orton asked for financial help from Wellsville City in the amount of \$1,500. Sean Cudney stated that there will be phases to this project. Mr. Cudney stated that phase 1 is to have the sidewalk to the monument installed and match the existing sidewalk. Mr. Cudney would also like to stamp the cement to the monument. He would like to have this completed by mid-October. Glenna Petersen asked what the bench would be made of. Mr. Cudney stated that he didn't know, but wanted a sturdy wood approximately 4 to 5 feet long. Mr. Cudney stated that there would be lighting in front of the monument. There will be 2 lights. Mr. Cudney stated that he estimates 4 yards of cement. Gary Bates asked about installing the monument below ground level so that it wouldn't fall over. Mr. Cudney stated that the maximum underground would be 5 ½ feet. Mr. Cudney stated that this wood will last approximately 50 years. The monument will need to be sealed about every 5 to 6 years, which he is willing to do. Kendall Leishman asked about a drainage system. Mr. Cudney stated that there is a drainage system. Ms. Petersen asked about the plaque. Mr. Cudney stated that it would be a bronze

plaque, with the history of the mountainman and Wellsville City on it. Around the monument will be names of businesses that donated to the project, and the rocks around the monument will have the names of people to donated to the project. Mr. Bates suggested that the bronze plaque be embedded because it could be a target for thieves. Don Hartle stated that from a City standpoint, the timing for this project couldn't be worse. The Public Works department blew out the sprinklers on the City Square today. Mr. Hartle asked if the moisture from the sprinklers would have any effect on the mountainman. Mr. Cudney stated no. Mr. Hartle stated that Wellsville City has already committed to paying for the cement. Mr. Cudney stated that Wellsville City committed \$300 previously. Mr. Cudney stated that he is asking for \$1,500, but doubts that he will use it all. Mr. Bates suggested that this project be reviewed by City Engineer Chris Breinholt. Mr. Cudney thinks that is an excellent idea. Mayor Thomas G. Bailey asked if Wellsville City could donate \$1.500 for this project. Mr. Hartle stated yes. Mr. Orton and Mr. Cudney thanked the City Council.

The City Council reviewed for approval the lease agreement with Bear River Communications, LLC d/b/a Blue Spring Broadband on the wireless internet facilities currently in the City gravel pit. Mayor Thomas G. Bailey stated that a copy of the lease agreement was mailed to each City Council member as part of their packet. Mayor Bailey stated that he and Don Hartle met with City Attorney Bruce Jorgensen concerning this lease. Mayor Bailey asked if there were any questions. Gary Bates stated that the contract states that Blue Spring Broadband will pay Wellsville City \$150 per month and provide internet service for the office. Mr. Bates asked what are the terms of the current agreement are concerning internet for the office. Don Hartle stated that Wellsville City is paying close to \$400 per month for internet service. After discussion, Gary Bates made a motion, seconded by Carl Leatham, to approve the lease agreement with Bear River Communications, LLC d/b/a Blue Spring Broadband on the wireless internet facilities currently in the City gravel pit subject to Don Hartle verifying the adequacy of speeds with the IT director.

YEA 4

NAY 0

Gary Bates
Carl Leatham
Perry Maughan
Glenna Petersen

Jon Raym was to meet with the City Council to discuss speed on 200 West. Mr. Raym did not attend the City Council meeting. Don Hartle stated that Mr. Raym lives in the Wellsville Ranches Subdivision. Mr. Raym is concerned about the speed along 200 West from Aspen Way to 900 South. Gary Bates suggested contacting the Cache County Sheriff's Office to patrol the area. Mayor Thomas G. Bailey stated that there is nothing that hasn't already been done. Mayor Bailey asked Carl Leatham to contact the Cache County Sheriff's Office about coverage in Wellsville City.

The City Council discussed a request for a link to the City website. Glenna Petersen stated that she was contacted by a business to put a link from the City website to the business website. Ms. Petersen stated that she hadn't heard of this business and asked about calling the Better Business Bureau. Gary Bates stated that if Wellsville City opens this up, it will be inundated with requests. Mayor Thomas G. Bailey stated that he understands that this is a worthy cause, but there are hundreds of worthy causes. Mr. Bates stated that he wouldn't pursue or support this issue. Carl Leatham agreed not to open the City website for advertizing. After discussion, Carl Leatham made a motion, seconded by Glenna Petersen, to decline the request for a link to the City website from Wheels for Wishes.

YEA 4

NAY 0

Gary Bates
Carl Leatham
Perry Maughan
Glenna Petersen

The City Council continued the discussion on needed City capital facilities. Don Hartle stated that a friend of Karen Higley's looked at the building. He asked that the 3 bottom boards be removed and a hole dug in order to get his equipment under the building for a better look. Mr. Hartle stated that the work will be done on Thursday, and he will be here Friday morning with his equipment. Mayor Thomas G. Bailey stated that he went to Fielding and looked at their office building. It is very nice looking. Mayor Bailey stated that the office cost was approximately \$100 per square foot, the shop was approximately \$50 per square foot, and the lean-to was approximately \$20 per square foot. The cost of the building was approximately \$750,000. Mayor Bailey stated that he also spoke with Cartwright Steel. He plans to discuss this issue with him and Mr. Hartle, but hasn't done so yet. Perry Maughan stated that he spoke with Jed Murray and a building that is 100 feet by 200 feet will cost approximately \$400,000. Carl Leatham stated that he spoke with Fire Chief Clint Kerr and he would be interested in removing all 3 building and building something for everyone. Mayor Bailey asked that this item be added to the next agenda.

Department Reports:

Glenna Petersen – 1) Met with Mr. Lund representing Willow Valley Middle School – this school will change to an elementary school, which has different rules for younger students. Left a message at Wellsville Elementary for Cody Dobson, but he hasn't returned her call.

2) Asked about further discussion concerning 200 West becoming a one-way street. Believes that it is an option that should be explored.

Carl Leatham – 1) Reminder of the workshops that the Planning Commission is holding concerning the Land Use Code and the Affordable Housing Code.

Mayor Thomas G. Bailey – 1) Appreciation Dinner will be held on October 9, 2014 at 6:00 p.m. at Bridgerland College.

City Managers/Recorder's Report:

Don Hartle – 1) Reeve's Engineering has staked the property lines for the open space in the Mt. Sterling Estates Subdivision. This City Council needs to decide when they will be meeting up there to review the property.

2) John Deere tractor – delivered to Bridgerland College for a cost estimate to fix it.

3) Rodeo Club would like the tractor for the arena.

At 7:58 p.m., Perry Maughan made a motion, seconded by Glenna Petersen, to adjourn the meeting.

YEA 4

Gary Bates

Carl Leatham

Perry Maughan

Glenna Petersen

NAY 0

Thomas G. Bailey
Mayor

Don Hartle
City Manager/Recorder