

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, October 15, 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 October 10, 2014. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present: Jennifer Leishman Jayden Hawker Brenda Hawker
Carolee Hammel Tom Bunn Brian Smith
Janie Isaacson Kendall Leishman Barbara Swanson
David Swanson Jonathan Cook Deputy B. Nielsen
Janice Anderson

Opening Ceremony: Gary Bates

The Council reviewed the agenda. Carl Leatham 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 October 1, 2014 regular City Council meeting. Carl Leatham made a motion, seconded by Glenna Petersen, to approve the minutes of the October 1, 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, Karen Higley made a motion, seconded by Gary Bates, to approve the City's bills for payment, represented by check number 17504 through 17563.

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

Kendall Leishman thanked the City Council for allowing them to plant a tree at the dam. It means a lot to Janie Isaacson and Barbara Swanson. Gary Bates stated that they were happy for another tree.

Jayden Hawker met with the City Council concerning his Eagle Scout Project. Mr. Hawker handed out a packet for the City Council to review. The flag that stands at the west entry park has no lighting. Mr. Hawker would like to install 4 solar-powered lights. Page 1 of the packet shows 2 different options. Option A shows all 4 lights installed in the cement base of the flag. Option 2 shows 2 cement circles in front and off to the side of the welcome sign with the lights installed in the circles. Page 2 of the packet shows the type of lighting that will be used. Page 3 of the packet shows the cost analysis. Mayor Thomas G. Bailey

asked if there were any questions from the City Council. Glenna Petersen asked which option Mr. Hawker thought was the best option. Mr. Hawker stated that he thinks option 2 was the best option because it lights the welcome sign at both angles. Gary Bates asked if Mr. Hawker has used these solar lights in the past. Mr. Hawker stated that he has tested these solar light at the Clark Corn Maze and they work well. Karen Higley asked about the solar lights being buried by the snow. Mr. Hawker believes that the heat from the light will melt the snow. Ms. Petersen asked if the lights will be installed in the cement. Mr. Hawker stated yes. Mr. Bates suggested using some conduit to raise the lights off of ground level, and they will not be in the way of lawn maintenance. Carl Leatham stated that his concern is that the lights will shine into the eyes of oncoming traffic. Perry Maughan stated that there is quite an angle for the lights to be shining towards the flag. Mr. Bates asked if Wellsville City would be covering the cost of the project or would Mr. Hawker fundraising for the project. Mr. Hawker stated that he hadn't thought about it. Mayor Bailey stated that it is the City's policy to cover half of the cost of the project. After discussion, Gary Bates made a motion, seconded by Perry Maughan, to approve the Eagle Scout Project of Jayden Hawker, with the condition that Mr. Hawker work with the Shade Tree and Beautification Committee on the final design, and that Wellsville City will pay up to \$100 of the cost of the project.

YEA 5

NAY 0

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

The City Council discussed setting a time to meet and review the landscaping and surveying done at the entrance to the open space at the end of the cul-de-sac on Pinecrest Circle. Mayor Thomas G. Bailey stated that the survey of the property has been completed. Glenna Petersen asked if both cul-de-sacs had been surveyed. Don Hartle stated yes. Gary Bates suggested November 5, 2014 at 5:00 p.m. The City Council all agreed on the date and time.

At 6:30 p.m., conduct a public hearing to receive public input and consider for approval a concept plan for the Murray Creek Subdivision, consisting of a total of 2 lots on property at 88 West 500 South. Carolee Hammel stated that she would like to subdivide her property so that the shop is on a separate lot. Karen Higley asked if the home and barn are existing structures. Ms. Hammel stated yes. Carl Leatham stated that lot #2 states "house", but it is actually a shop that could be converted to a house. Mr. Leatham stated that the Planning Commission had several concerns. If the shop on lot #2 is converted to a home, it will be non-compliant. Mr. Leatham stated that the City Council is approved the concept for a subdivision, not approving any building lots. Don Hartle stated that lot #2 shows "house", but it needs to be stated "shop/garage". There are choke spots along the easement. The Planning Commission asked for the widths of the easement. Mr. Hartle stated that a home has to have a 30-foot setback from the front and back yards. If a structure is built that is not a home, it can be within 1 foot of the property line. This shop was built 23 ½ feet from the back property line. Tom Bunn has requested to meet with the Board of Adjustments to see if they will grant him a variance. Mr. Hartle stated that all concerns and issues will be addressed as the process moves forward. Glenna Petersen asked how big the shop is. Ms. Hammel stated that it is 30 feet by 40 feet. Gary Bates reviewed the list of comments from City Engineer Chris Breinholt. Mr. Hartle stated that the City Council needs to address the sidewalk. Mr. Bunn requested permission to waive the sidewalk requirement since there are no other sidewalks in the area. Mr. Leatham cautioned Carolee Hammel and Tom Bunn that there will be a lot of restriction if the shop is converted into a home. After discussion, Glenna Petersen made a motion, seconded by Perry Maughan, to approve a concept plan for the Murray Creek Subdivision, consisting of a total of 2 lots on property at 88 West 500 South and waive the sidewalk requirement.

YEA 5

NAY 0

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

The City Council discussed a potential street light for the intersection of 200 West and Highway 89/91. Carl Leatham stated that this has been discussed before and it is a definite need. Mr. Leatham stated that Paul Egbert is checking into any State resources that may be available for this kind of project. Mr. Leatham stated that this discussed should wait until he hears back from Mr. Egbert. Mr. Leatham asked that this issue be added to the next City Council meeting agenda. The City Council discuss solar street light option. After discussion, Carl Leatham made a motion, seconded by Glenna Petersen, to continue this discussion at the November 5, 2014 City Council meeting.

YEA 5

NAY 0

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

The City Council continued the discussion of needed City Capital facilities. Mayor Thomas G. Bailey stated that he contacted the owner of the property to the east of the current City Office. There are 2 buildings within one. The asking price for the first building is \$170,000 and the asking price for the second building is \$185,000. Mayor Bailey stated that the first item of business is to decide where to build a public works facility. Glenna Petersen asked if there is a potential site for the public works building. Mayor Bailey stated that the Parker property that was purchased by the dam was the site for the public works building. Perry Maughan stated that he is opposed to that site. Carl Leatham agreed with Mr. Maughan. Gary Bates asked where Mr. Maughan proposes that a public works facility be built. Mr. Maughan stated that the Parker property should be used to build a City office and the public works facility be built up in the gravel pit. Don Hartle stated that he is opposed to building the public works facility up in the gravel pit. Mr. Maughan stated that Mr. Hartle is concerned about the aquifer. Mr. Bates stated that he believes that it is not a good solution to have a separate shop and City office building. Mr. Bates asked what the proposed use is for the Parker property next to the dam. Karen Higley asked for a recommendation from Don Hartle. Mr. Hartle stated that the Parker property can't be used for a subdivision or recreation. Mayor Bailey stated that if a public works facility is built at the gravel pit and it contaminates the wells in Wellsville City, Wellsville City will be in big trouble. There is no that can't guarantee that it is not going to happen. Mayor Bailey stated that the next thing that will happen is all of the parking for the rodeo arena will be used for the public works building. Mr. Bates asked if there is an option to sell the Parker property next to the dam and build the City office on the east side of the dam. Mayor Bailey stated that the disadvantage of that property is that there is only access to it on the south side. This discussion will be continued at the next City Council meeting.

Department Reports:

Carl Leatham – 1) Thanked Mayor Bailey for the Appreciation Dinner. Suggested having those attend introduce themselves. Mayor Bailey stated that Wellsville City keeps going back to Bridgerland for the Appreciation Dinner. Asked if the City Council wants to continue going there. Mayor Bailey asked the City Council to think about it.

Gary Bates – 1) Received another request for a bench at the dam – asked if there were any concerns. No concerns.

2) Thanked Mayor Bailey for the Appreciation Dinner.

Mayor Thomas G. Bailey – 1) Asked for thoughts concerning Wilma Hall's presentation at the Appreciation Dinner. She has a knowledge of Wellsville City like no other. Perry Maughan asked if there was an understudy for Ms. Hall. Mayor Bailey stated yes, it has been discussed.

Perry Maughan – 1) New road along 200 East – residents have put rocks out so people don't cut the corner. Asked if order some delimiters.

2) Surface coating on asphalt – talked to City Engineer Chris Breinholt – getting information concerning this issue.

Glenna Petersen – 1) Holding a meeting here on October 23, 2014 at 4:00 with UDOT, Cache County Sheriff's Office, Willow Valley, Wellsville Elementary, and the sidewalk committee. Asked if the internet will be installed and working before then. Don Hartle doesn't know. Mayor Bailey advised moving the meeting to Wellsville Elementary.

Karen Higley – 1) Asked about holding a pageant for the princesses and offering a scholarship. A pageant was held in the past. Asked if Wellsville City is willing or able to help with scholarship. No money in the budget for it. Will ask for sponsors and funding for the scholarship. Thinks it is a great idea.

2) New trail meets Center Street – asked about signage for pedestrian crossing. Will have to ask UDOT since it is a state highway.

City Managers/Recorder's Report:

Don Hartle – 1) John Deere tractor – about \$6,500 plus other uncertainties to fix it. Believes it is not worth rebuilding.

2) Surplus equipment – will add to the next City Council agenda.

At 7:30 p.m., Glenna Petersen made a motion, seconded by Gary Bates, to go out of regular meeting.

YEA 5

NAY 0

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

At 7:30 p.m., Gary Bates made a motion, seconded by Carl Leatham, to go into an executive session.

YEA 5

NAY 0

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

Thomas G. Bailey
Mayor

Don Hartle
City Manager/Recorder