

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, February 17, 2010, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey, Councilmen Gary Bates, Ron Case, Colin Harrison, Carl Leatham, and Jackie D. Orton. 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 12, 2010. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

<u>Others Present:</u>	Jennifer Leishman	Stockton Gunnell
	Pam Gunnell	Kayla Woodring
	Glenna Petersen	Savanna Petersen
	Bobbi Petersen	Shelby Petersen
	Jessica Corbridge	RaNeal Petersen
	Thelma Seeholzer	Bonnie Case
	Eric Seeholzer	Jase Jones
	Annie Bankhead	Kye Raymond
	Bennett Rigby	Joey Jenkins
	Kristine Jenkins	Kathy Merrill
	Virginia Gilbert	Bret Rigby
	Paul Egbert	Ryan Higbee
	Karen Higbee	Louis Lucero
	Dorinda Lucero	Dean Parker
	Art Smith	Phil Bankhead
	Kurt Mitton	Rex Bailey
	Stacey Bailey	Steve Kroph

Opening Ceremony: Mayor Thomas G. Bailey

The Council reviewed the agenda, including the amendment that was mailed to them. Jackie D. Orton made a motion, seconded by Colin Harrison, to approve the agenda as amended.

<u>YEA 5</u>	<u>NAY 0</u>
Gary Bates	
Ron Case	
Colin Harrison	
Carl Leatham	
Jackie D. Orton	

The Council reviewed the minutes of the February 3, 2010 meeting. Gary Bates made a motion, seconded by Ron Case, to approve the minutes of the February 3, 2010 meeting as presented.

<u>YEA 5</u>	<u>NAY 0</u>
Gary Bates	
Ron Case	
Colin Harrison	
Carl Leatham	
Jackie D. Orton	

The Council reviewed the minutes of the February 3, 2010 executive session. Ron Case made a motion, seconded by Colin Harrison, to approve the minutes of the February 3, 2010 executive session as presented.

<u>YEA 4</u>	<u>NAY 0</u>
Gary Bates	
Ron Case	
Colin Harrison	
Jackie D. Orton	

Carl Leatham did not vote on executive session minutes inasmuch as he was not in attendance.

No one was in attendance for “open for public input”.

Ron Case made a motion, seconded by Gary Bates, to deviate from the agenda.

YEA 5

NAY 0

Gary Bates
Ron Case
Colin Harrison
Carl Leatham
Jackie D. Orton

Virginia Gilbert met with the City Council for a business license. Ms. Gilbert stated that she is a registered nurse that teaches stress management. She has 1 to 2 clients per day, by appointment. Ms. Gilbert stated that she may have small groups of people with up to 7 clients. Ms. Gilbert stated that she also works on the computer with her website, as well as writing books. Carl Leatham stated that the Planning Commission approved a Level 1 “Home Occupation” for Ms. Gilbert. There was a slight concern about parking, and asked that the clients park in her driveway and not out on the street. After discussion, Jackie D. Orton made a motion, seconded by Colin Harrison, to approve the business license for Virginia Gilbert.

YEA 5

NAY 0

Gary Bates
Ron Case
Colin Harrison
Carl Leatham
Jackie D. Orton

Ryan Higbee met with the City Council for a business license. Mr. Higbee does foot zone therapy. It will be from 10:00 a.m. to 5:00 p.m., with 1 to 3 clients per day, 5 days a week, between those times. There is plenty of parking in his driveway. Mr. Higbee stated that he is certified through the foot zoning academy, and has his license to perform foot zoning. Carl Leatham stated that there are past issues concerning Mr. Higbee’s residence. Mr. Leatham stated that the Planning Commission approved this, and gave Mr. Higbee until June 30, 2010 to have the issues completed or the business license will be revoked. Mr. Higbee stated that he has to stucco the dome structure behind his home and finish landscaping. Mr. Higbee stated that he will have these 2 items completed before June 30, 2010. After discussion, Carl Leatham made a motion, seconded by Gary Bates to approve the business license for Ryan Higbee.

YEA 5

NAY 0

Gary Bates
Ron Case
Colin Harrison
Carl Leatham
Jackie D. Orton

Dean Parker met with the City Council for a business license. Mr. Parker stated that he likes to repair and rebuild guns. Mr. Parker is a state armor for the Fish & Game Training Center. Mr. Parker does have his FFL, and has to have a business license in order to stay current. Mr. Parker will be working out of a shed that is behind his home. Colin Harrison asked if there are any employees. Mr. Higbee state no. Mr. Parker stated that the hours of operation are by appointment only. Carl Leatham stated that the Planning Commission discussed several issues with Mr. Parker, including inventory that he may have on-site, locking the shed, and other questions. Mr. Leatham stated that the Planning Commission did approve his home occupation. After discussion, Colin Harrison made a motion, seconded by Carl Leatham, to approve the business license for Dean Parker.

YEA 5

NAY 0

Gary Bates
Ron Case

Colin Harrison
Carl Leatham
Jackie D. Orton

The City Council met with the Youth Council. Gary Bates stated that Mike & Kristine Jenkins are the advisors, and that the Youth Council has selected new leadership to be sworn in. The new mayor is Joey Jenkins, with council members Jase Jones, Annie Bankhead, Kye Raymond, Bennett Rigby, Stockton Gunnell, and Shelby Petersen. Joey Jenkins stated that they had a pizza party last month and voted on council members. Mr. Jenkins stated that this month, they are helping the Children's Justice Center with a charity dinner and silent auction. Mr. Jenkins stated that in March, they will be touring the Children's Justice Center and donating supplies that are needed. Colin Harrison asked what the purpose of the Youth Council is. Mr. Jenkins stated that it is to provide service to an organization, which they chose the Children's Justice Center. Mr. Jenkins stated that he is working with Mountain Crest to try and establish a fund raiser at the school for the Children's Justice Center. Mr. Jenkins stated that the Youth Council tries to meet on a monthly basis. Ron Case stated that the Youth Council does a tremendous job under the direction of Mike and Kristine Jenkins. Mr. Case stated that the Youth Council does a lot of charity work, and the young people have a better understanding of how city government works. Mr. Bates stated that the Jenkins would like to find and nominate another couple to take their place. They would like to work with this couple for the next year and a half to train them. Mayor Thomas G. Bailey stated that he appreciates all of the work that Mike and Kristine Jenkins do, as well as the youth themselves.

City Recorder Don Hartle swore in Joey Jenkins as Mayor of the Wellsville City Youth Council.

City Recorder Don Hartle swore in Jase Jones, Annie Bankhead, Kye Raymond, Bennett Rigby, Stockton Gunnell, and Shelby Petersen as City Council members of the Wellsville City Youth Council.

At 6:30 p.m., Ron Case made a motion, seconded by Colin Harrison, to go into public hearings:

YEA 5
Gary Bates
Ron Case
Colin Harrison
Carl Leatham
Jackie D. Orton

NAY 0

First, receive public input and consider for approval the concept plan for the Parker subdivision, containing a total of 4 lots plus a remainder parcel (3 additional building lots) on property from 31 East to 100 East between 400 South and 500 South. Don Hartle stated that this is a concept plan for the Parker subdivision, and he will not address the remainder parcel because it has nothing to do with the subdivision. When the city purchased this property, part of the deal was to go through the subdivision process for a 4-lot subdivision. The 4 lots include Ron Cases' home and 3 additional lots. Mr. Hartle stated that City Engineer Jones & Associates has reviewed and approved the concept plan. Mr. Hartle stated that the city will have to run the sewer to 100 East. There is a 6" water line for fire flow that has adequate pressure for a subdivision. If the city does build a commercial building on the remainder parcel, the city will have to address the water line at that time. Colin Harrison asked if there would be a fire hydrant between lots 3 and 4. Mr. Hartle stated that the fire hydrant will be shown on the utilities plan. Mr. Harrison asked about the 10-foot utility easement and if it is around the subdivision or each lot. Mr. Hartle stated that it is around each lot for utility lines to be buried in. Mr. Harrison asked if the shed that is shown on part of the lot will stay or be torn down. Mr. Hartle stated that it is up to whoever purchases the lot. Mr. Harrison asked about the road, curb and gutter, and sidewalk. Mr. Hartle stated that those items are up to the City Council. Mr. Harrison stated that 500 South is a narrow road. Mr. Hartle stated that it is a standard 99-foot road. Gary Bates stated that children need to have safe access to the park. Mr. Harrison thinks that it would be a good idea for a sidewalk because of the park and future homes that may be built in the area. Dorinda Lucero asked if the sewer line would be extended to the end of 500 South. Ms. Lucero is concerned that it will affect the flow of her current sewer line, and asked if there are any problems, if the City would pay for it. Mr. Hartle stated that the sewer line will extend to the end of 500 South, and that the City Engineer will

design it. Steve Kroph has 2 concerns; 1) that the road is not wide enough to handle car traffic, bike traffic, and foot traffic, and 2) there is no speed limit sign. Mr. Kroph stated that traffic down that road is awful from May through October. Mr. Kroph believes that there shouldn't be any parking along the road with only 1 outlet because of the usage of the road. Jackie D. Orton stated that a sidewalk should help with the bike and foot traffic. Carl Leatham thinks that it would be a good idea to post a speed limit sign at the corner of Center Street and 500 South. Mr. Hartle stated that traffic signs are to move traffic, not control it. Thelma Seeholzer asked about a dead end sign. Mayor Thomas G. Bailey stated that he sees no problem with posting a dead end sign. Mr. Leatham stated that the Planning Commission approved the concept plan for the Parker subdivision. After discussion, Colin Harrison made a motion, seconded by Jackie D. Orton, to approve the concept plan for the Parker subdivision, containing a total of 4 lots plus a remainder parcel (3 additional building lots) on property from 31 East to 100 East between 400 South and 500 South and construct a sidewalk on the north side of 500 South from Center Street to 100 East.

YEA 5

NAY 0

Gary Bates
Ron Case
Colin Harrison
Carl Leatham
Jackie D. Orton

Second, receive public input and consider the recommendation of the Planning Commission that the City Council adopt a resolution approving the revised/updated General Plan. Mayor Thomas G. Bailey stated that he and Councilman Carl Leatham sat in Planning and Zoning last week, and they went through the General Plan very thoroughly. Mayor Bailey stated that there were a number of corrections suggested. Mayor Bailey stated that the General Plan has been in existence for a long time, and ever so often, it is updated. Carl Leatham stated that he is impressed with the General Plan, and believes that it is the direction that Wellsville City wants to head. Gary Bates stated that it gives a good historical background. Jackie D. Orton stated that he has faith in the Planning Commission, and is curious to see the final draft. After discussion, Jackie D. Orton made a motion, seconded by Carl Leatham, to continue the discussion on adopting a resolution approving the revised/updated General Plan, until the Planning Commission makes a recommendation for approval.

YEA 5

NAY 0

Gary Bates
Ron Case
Colin Harrison
Carl Leatham
Jackie D. Orton

At 7:15 p.m., Gary Bates made a motion, seconded by Jackie D. Orton, to leave the public hearings.

YEA 5

NAY 0

Gary Bates
Ron Case
Colin Harrison
Carl Leatham
Jackie D. Orton

Kurt Mitton and the rodeo committee met with the City Council to discuss the rodeo season. Mr. Mitton presented Wellsville City with a collage of pictures from the 2009 Wellsville Stampede Rodeo. Mr. Mitton stated that they are planning a 2nd Annual Wellsville Stampede Rodeo. The rodeo committee is thinking about opening the rodeo out to bid from different stock contractor. Mr. Mitton stated that they have reserved the same bleachers from Ogden City that they had last year. There was a discussion about the Suicide Stampede. Mr. Mitton stated that at the rodeo finals, it was the most talked about event. Gary Bates asked about admission prices to the rodeo. Mr. Mitton stated that he felt good about the admission price. Mr. Mitton stated that when a contestant enters a rodeo, they spouse/significant other gets into the

rodeo for free. Mr. Bates asked how much Wellsville City would need to contribute to the 2nd Annual Wellsville Stampede. Phil Bankhead stated that they are here asking for the same support that they received last year. Mr. Mitton stated that he has been told that a successful rodeo takes place when the rodeo breaks even. Jackie D. Orton stated that none of this would have happened without Kurt Mitton and his rodeo committee. Mr. Bates stated that the RAPZ application could be used to purchase a set of bleachers. Colin Harrison asked what other types of activities take place at the rodeo arena other than the Wellsville Stampede and the Mt. Sterling Stampede on Founder's Day. Mr. Mitton stated that there is 4-H held at the arena. Troy Lowe will be holding some roping events, as well as Petersen's Feed Store will hold some roping events at the arena this year. Mr. Mitton stated that they will also have some jackpot rodeos at the arena this year. Mr. Bates asked about the fee for the use of the arena. Mr. Mitton stated that he hasn't had any problem with the fee. The banner for the Wellsville Stampede will be located on the Wellsville Square again this year. Mr. Mitton stated that they will start earlier getting sponsors and will start advertising the rodeo earlier this year. Mayor Thomas G. Bailey thanked Kurt Mitton and his rodeo committee for all of their hard work, time, and effort on behalf of Wellsville City.

The City Council discussed potential projects for RAPZ tax funding. Gary Bates stated that the Parks and Recreation Committee came up with the following list: tennis courts – add on a tennis court and repair the current courts, fishing dock at the dam for wheelchairs and senior citizens, fish cleaning station, Red Slide park, bleachers for the rodeo arena, additional parking on the south end of the baseball field, and a half-court for basketball. Mayor Thomas G. Bailey stated that there is a wheelchair platform at the Wellsville Dam. Mr. Bates stated that it is difficult to get to. Mr. Bates stated that they could also use the money to connect the trail system to the Murray farm. A walkway for children to cross at Center Street and 400 South was also discussed. Don Hartle stated that Wellsville City has been very successful at receiving funds from RAPZ tax. Mr. Hartle stated that Wellsville City has received around \$40,000 each year they submitted an application. Mr. Hartle stated that the RAPZ tax committee prefers capital projects over maintenance of projects. Mr. Bates suggested finishing the Red Slide subdivision park. Ron Case asked what would happen if an agreement can't be made with the residents of the Red Slide subdivision. Mr. Hartle stated that the RAPZ tax committee wants specifics of the project. Carl Leatham asked if the park is finished, would an HOA take the park over. Mr. Hartle stated that the park would belong to the City. Mayor Thomas G. Bailey asked if Wellsville City could apply for RAPZ tax money for property that isn't owned by Wellsville City. Mr. Hartle stated that Wellsville City would own the property, or nothing will be done to it. After discussion, Gary Bates made a motion, seconded by Carl Leatham, to approve the RAPZ tax application for park improvements on the upper end of the Red Slide subdivision.

YEA 5

NAY 0

Gary Bates
Ron Case
Colin Harrison
Carl Leatham
Jackie D. Orton

Department Reports:

Jackie D. Orton – 1) Attended the meeting last night about Envision Cache Valley.

Colin Harrison – 1) Insurance for vendors on Founder's Day – agenda item.

Ron Case – 1) This past year, the Planning Commission and City Council have discussed an individual to do code enforcement for Wellsville City. It was discussed that Marcene Parker takes on this project. Mayor Bailey stated that he would call her.

2) Sidewalk proposal – should consider that the sidewalk around the Wellsville City Square should be completed first.

3) Hard News Café – Kayla Woodring – has read the last 2 articles written by her – best report that Wellsville City has had – congratulate her.

4) Agenda – time for open public information – good idea – can vote to go off of the agenda, but have the hold the public hearings for the time that they are scheduled.

- 5) Planning Commission – motions to approve the conditional use, City Council – motions to approve business license – needs to be reminded of their duties and authority.
- 6) Discussed letters to the editor concerning dogs running loose in Wellsville – Kurt Lindley is doing a fantastic job.
- 7) Discussed email system for Wellsville City – decided to continue using it.

Carl Leatham – 1) Discussed bridge over the holler at Center Street and 400 South – safe sidewalks to school – Nathan Petersen – 801-620-1684

Mayor Thomas G. Bailey – 1) Envision Cache Valley booklet from meeting.

City Manager/Recorders Report:

Don Hartle – 1) New Reservoir – run a 20-inch water line from 100 North up to 200 West and down to about 50 South, then west, try to run it along the property line – to the south is Marlowe Archibald and to the north is Mrs. Jeff Maughan. Discussed with City Attorney Bruce Jorgensen. Handed out a packet of papers for the proposed options. Page 2 shows the differences in the lengths of line. Proposed purchasing a 25-foot piece of property. Using the background, Mr. Archibald has advertized selling his property for \$45,000 per acre. Using this as a base, if Wellsville City purchased the property from Mr. Archibald, they would pay him \$38,221 for the property. If Wellsville City purchased the property from Mrs. Jeff Maughan, they would pay her \$41,450. Mr. Hartle reviewed all of the other estimated expenses for building a new million-gallon reservoir. Mr. Hartle asked that the City Council authorize Mayor Thomas G. Bailey and Don Hartle to work with the different individuals to purchase the property. After discussion, Jackie D. Orton made a motion, seconded by Ron Case, to authorize Mayor Thomas G. Bailey and Don Hartle to work with the different individuals to purchase the property.

YEA 5

NAY 0

Gary Bates
Ron Case
Colin Harrison
Carl Leatham
Jackie D. Orton

- 2) Discussed choosing a City Engineer – both engineering firms agree with this – will have 1 firm attend 1 City Council meeting and another firm attend another City Council meeting – 15 minutes each, and then the City Council will made a decision.
- 3) Email from Michelle at Green Thumb about a meeting being held on March 20, 2010 at 6:00 pm. At BATC and the cost is \$5.00 per person – asked if this could be put in the newsletter. Ron Case stated that he will contact her and add it to the website. Gary Bates stated that there are local newspapers and radio stations that can distribute this information.
- 4) Input from City Council concerning employee Christmas Dinner – make a decision in 2 weeks.
- 5) Telemetry system for water and sewer – if there is an alarm, have to come into the City office and acknowledge it. Wellsville City may have 1 call during the night about once a month. Wellsville City pays for the cell phone bill in lieu of paying people to be on call – wants the City Council to be aware of this.
- 6) City sends flowers to employees/Planning Commission/City Council relatives pass away.
- 7) City Manager – when hired in 1986, agreed to a minimum of 40 hours per week, but no set schedule.
- 8) Comp time – Perry & Tom – try to take a day off during the middle of the week if they can.
- 9) 2 tough times of the year for Wellsville City – Memorial Day & Founder’s Day – takes Public Works employees out to breakfast or lunch on the Friday before Memorial Day.
- 10) Office buys lunch for office girls on their birthdays.
- 11) Budget worksheets are due.

At 9:02 p.m., Jackie D. Orton made a motion, seconded by Carl Leatham, to adjourn the meeting.

YEA 5

Gary Bates
Ron Case
Colin Harrison
Carl Leatham
Jackie D. Orton

NAY 0

Thomas G. Bailey
Mayor

Don Hartle
City Manager/Recorder