

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, November 2, 2011, at the Wellsville City Offices at 75 East Main. City officials present were 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 October 28, 2011. The meeting was called to order at 6:00 p.m. by Mayor Pro-tem Ron Case.

<u>Others Present:</u>	Jennifer Leishman	Russell Glenn	Earl Glenn
	Andy Stroman	Bruce Leishman	Chris Jeppson
	Hunter Warrin	Drew Gamble	Earl Bates
	Talon Richards	Trey Briggs	Nathan Duncan
	Shane Petersen	JR Petersen	Kasey Kerr
	Jaren Leishman	Jonathan Cook	Chris Breinholt

Opening Ceremony: Drew Gamble and Hunter Warrin

Mayor Thomas G. Bailey was excused from this meeting. He is out of town.

The Council reviewed the agenda. Jackie D. Orton made a motion, seconded by Carl Leatham, to approve the agenda 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 October 19, 2011 regular City Council meeting. Colin Harrison made a motion, seconded by Gary Bates, to approve the minutes of the October 19, 2011 regular City Council meeting as presented.

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

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 Jackie D. Orton, to approve the City's bills for payment, represented by check number 13639 through 13681.

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

Chris Jeppson stated that he put an announcement in the newsletter about a fundraiser race for a child that needs a heart transplant. They still hope to do it, but the fundraiser will hurt the family's eligibility with the hospital. Ron Case stated that he could add the notice to the City's website. Mr. Case stated that spread the word, and maybe contact the Herald Journal about putting something in the newspaper that it has been postponed.

JR Petersen asked when the different fees will fall off of the utility bill. Ron Case stated that it depends on what the fee is for. The storm water fee is ongoing. The fee for fire equipment is for a new engine that Wellsville City is purchasing, and will run for the next 8 years. Mr. Case stated that there is other fire equipment and fees that the fee can pay for and purchase.

The City Council reviewed for approval the preliminary plat for the Glenn Family Trust subdivision consisting of 4 lots (2 additional building lots) on property at 381 South Center. Russell Glenn stated that the comments from City Engineer Chris Breinholt have been incorporated with 1 small exception. Ron Case asked what the exception was. Mr. Glenn stated that they are not showing any utilities such as water and sewer to lot #4 because they would like to request a variance from the code concerning subdivision improvements. Mr. Glenn stated that the lot could be sold as residential or as agriculture facilities. If the lot is sold as agriculture, there is no need for a sewer hookup. Lot #4 would be an unimproved lot. Mr. Glenn stated that the cost of the sewer hookup would be covered by the Glenn Family Trust. The lot would be sold at a discounted price to the seller, and it would be installed when the lot is purchased. Mr. Case asked if Mr. Glenn thinks he can sell the lot as agriculture. Mr. Glenn stated that he has had 2 different parties show an interest in the property for agriculture purposes. Don Hartle reminded the City Council that a couple of years ago, Brad White wanted the same thing and it was not allowed. Gary Bates asked about normal expectations on lot #4. Mr. Hartle stated that the Glenn Family Trust would have to bore 400 South. Carl Leatham asked if Wellsville City has done anything like this with the current code. Mr. Hartle stated no. Mr. Leatham wondered about combining lot #3 and lot #4 under 1 tax identification code. Mr. Glenn stated that the only drawback is that if the lot is sold as a building lot, they would have to go through the subdivision process again. Mr. Case stated that he is concerned with setting a precedence. Mr. Glenn asked what would be required if they did combine lot #3 and lot #4. Mr. Hartle stated that he would have to submit a preliminary plat before moving onto the final plat. Mr. Glenn stated that the other drawback is that the state would require access off of 400 South instead of Center Street. Mr. Glenn stated that he is not opposed to installing water because agriculture buildings need water, but they don't need sewer. Mr. Hartle stated that Jones & Associates haven't given their final approval yet because City Engineer Chris Breinholt has been out of the office. Mr. Hartle stated that if this is approved, it needs to be subject to City Engineer Chris Breinholt's approval. Colin Harrison stated that he thinks that the City Council needs to stick with the code and require what is in the code. After discussion, Jackie D. Orton made a motion, seconded by Colin Harrison, to approve the preliminary plat for the Glenn Family Trust subdivision consisting of 4 lots (2 additional building lots) on property at 381 South Center with the conditions that all utilities are installed for Lot #4 and the City Engineer Chris Breinholt approves the preliminary plat.

YEA 5

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

NAY 0

Andy Stroman, owner of Campsaver, met with the City Council to discuss the commercial zone. Don Hartle stated that he met with Bruce Leishman and his associates, and they had some questions concerning the commercial zone. Mr. Hartle stated that he asked them to attend City Council meeting so that the Council could answer those questions. Andy Stroman stated that he is the owner of Campsaver, which is an internet-based business. Mr. Stroman stated that he is looking to build a new building for his business this spring. He currently employs approximately 20 people, and hopes to employ between 40 and 50 people in the next 3 to 4 years. His building would be 30,000 square foot warehouse with 3,000 square foot retail frontage. Mr. Stroman stated that he currently has a warehouse in Nibley, but they are outgrowing that facility. Mr. Stroman stated that he has questions concerning the sewer, water, and power. Mr. Stroman asked if he would be required to run sewer the entire distance to the property. Mr. Stroman asked if water is currently to the property. Mr. Stroman asked if power is currently to the property. Mr. Stroman would be required to run the sewer line the entire distance to the property. Water has been run to the property. Mr. Stroman would have to check with Rocky Mountain Power concerning the power to the property. Carl Leatham asked if a majority of the building would be warehouse. Mr. Stroman stated yes. Mr. Leatham stated that the company, Campchef, proposed the same type of building/business and it was determined that

it was more industrial use than commercial use. That type of business doesn't fit. Gary Bates stated that he is more concerned about the location to the south than next to Caine Dairy. Mr. Stroman stated that it is very expensive to run utilities to the property. Mr. Leatham stated that the area is prime commercial property, not industrial use. Bruce Leishman stated that this business wants to be located in the prime area. Mr. Leatham stated that this business would be considered mixed use. Mr. Leatham doesn't know if Wellsville City wants mixed use in that spot or farther east. Mr. Stroman stated that he would like to begin to sell bikes and when the provider of the bikes asks where the business is located, and Mr. Stroman states it is next to a dairy, the provider will say no thank you to selling their bikes. Mr. Stroman stated that he is also looking at property in Nibley. Mr. Leatham stated that Wellsville City doesn't want the commercial area to look like Hyde Park lane. Jackie D. Orton stated that he would like to see this business come to Wellsville, and hope that they would work through the process. Ron Case stated that if the business fits the area, he is interested in this business coming to Wellsville. Mr. Leishman stated that Mr. Stroman would have to run a half-mile of sewer and is wondering if the City Council would allow a septic tank. Mr. Hartle stated that the City Council told Campchef that they wouldn't allow a septic tank. Mr. Stroman stated that he needs to move fast, and if the land can't have the building that he would like to build on it, then he will purchase property in another town. Mr. Hartle stated that Mr. Stroman would have to make an application and go through the process. Mr. Hartle stated that if Mr. Stroman is unable to run the sewer, then it is up to the City Council to help run the sewer or allow a septic tank. Colin Harrison asked what the cost is for running sewer along Highway 89/91. Mr. Hartle stated that for an 8-inch line, it is about \$30.00 per foot. Mr. Bates asked about allowing a septic tank. City Engineer Chris Breinholt stated that Bear River Health Department (BRHD) would have to do a soil test to see if a septic tank would be allowed. Mr. Stroman stated that he will request a soil sample test for a septic tank from BRHD.

Department Reports:

Gary Bates – 1) Asked about the park in the Red Slide subdivision. Don Hartle stated that he will discuss the issue during his report.

Ron Case – 1) Asked about the Christmas Party – December 9, 2011.

Colin Harrison – 1) Working on Tree City USA – needs a signature from Mayor Thomas G. Bailey.

Jackie D. Orton – The November 16 City Council meeting will be his last meeting.

City Manager/Recorder Report:

Don Hartle – 1) City Attorney Bruce Jorgensen has reviewed the lease agreement concerning the fire truck, and it meets the requirements that Wellsville City has for lease agreements. City Attorney Bruce Jorgensen has approved of the least agreement.

2) November 8, 2011 is elections – in need of 1 more judge – have the following names: Joyce Wells, Joyce Anderson, DeAnn Hendry, and LaDon Brenchley. After discussion, Colin Harrison made a motion, seconded by Jackie D. Orton, to approve these names and allow Don Hartle to call 1 more judge.

YEA 5

NAY 0

Gary Bates
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3) Handed out information concerning the park in the Red Slide subdivision. Asked that the City Council review and study the information because it will be on the agenda in 2 weeks.

At 7:37p.m., Jackie D. Orton made a motion, seconded by Colin Harrison to adjourn the meeting.

YEA 5

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

NAY 0

Ron Case
Mayor Pro-tem

Don Hartle
City Manager/Recorder