

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, January 4, 2012, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey, Councilmen Ron Case, and Colin Harrison. 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 December 30, 2011. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

<u>Others Present:</u>	Jennifer Leishman	Leesa Cooper	Bevan Higbee
	Karma Leatham	Jared Leatham	Chelsea Leatham
	RaNeal Petersen	Savanna Petersen	Penny Glaittli
	Ruthanne Ellis	Jeremy Ellis	Jonathan Cook
	Steve Kleinschuster	Dorcus Kleinschuster	Tom Maughan
	Cory Hubbard	Shelayne Clark	Coralie Cooper
	Kaden Clark	Kali Searle	Kenzie Clark
	Bobbi Petersen	Justin Glaittli	

Opening Ceremony: Colin Harrison

City Recorder Don Hartle swore in Gary Bates as a City Council member of Wellsville City.

City Recorder Don Hartle swore in Carl Leatham as a City Council member of Wellsville City.

City Recorder Don Hartle swore in Glenna Petersen as a City Council member of Wellsville City.

The Council reviewed the agenda. Ron Case made a motion, seconded by Colin Harrison, to approve the agenda as presented.

<u>YEA 5</u>	<u>NAY 0</u>
Gary Bates	
Ron Case	
Colin Harrison	
Carl Leatham	
Glenna Petersen	

The Council reviewed the minutes of the December 21, 2011 regular City Council meeting. Colin Harrison made a motion, seconded by Carl Leatham, to approve the minutes of the December 21, 2011 regular City Council meeting as presented.

<u>YEA 5</u>	<u>NAY 0</u>
Gary Bates	
Ron Case	
Colin Harrison	
Carl Leatham	
Glenna Petersen	

No one was in attendance for citizen input.

City Recorder Don Hartle swore in the Wellsville City Youth Council. The Youth Council Mayor is Bobbi Petersen. The Council members are as follows: Kaden Clark, Kenzie Clark, Justin Glaittli, Kali Searle, and Cori Cooper.

Mayor Thomas G. Bailey discussed the 2012 Wellsville City Council assignments. Don Hartle stated that they will be adopting a resolution concerning this issue within the next month.

The City Council needed to elect a Mayor Pro-tem for 2012. Gary Bates nominated Ron Case. This motion died for a lack of a second. Ron Case nominated Gary Bates. Carl Leatham seconded the nomination of Gary Bates.

YEA 5

NAY 0

Gary Bates  
Ron Case  
Colin Harrison  
Carl Leatham  
Glenna Petersen

At 6:30 p.m., conduct a public hearing to receive public input, consider the recommendation of the Planning Commission, then consider for possible adoption a code amendment based on a request from Cory Hubbard that property on the west side of 200 West from 451 South to 475 South be rezoned from RA-1 to R-1-12. Cory Hubbard stated that he owns 1 ¼ acres on 200 West that is zoned RA-1, and he would like to rezone the property to R-1-12. Mr. Hubbard stated that the property to the south of his property is zoned R-1-12. Carl Leatham stated that the Planning Commission recommended approval of this request because there is adjacent property that is zoned R-1-12, and it is compatible with the General Plan. Colin Harrison asked what property isn't zoned R-1-12. Don Hartle stated that the property to the north of Mr. Hubbard's property is zoned RA-1. Mr. Leatham stated that it is the property owner that makes the request to rezone the property. At 6:35 p.m., the public hearing was closed. After discussion, Carl Leatham made a motion, seconded by Ron Case, to **ADOPT CODE AMENDMENT 2012-01** adopting **AN AMENDMENT AMENDING THE WELLSVILLE CITY CODE, TITLE 10, LAND USE REGULATIONS, WHICH INCLUDES AMENDING THE ZONING MAP TO REZONE CERTAIN PROPOERTY FROM RA-1 TO R-1-12.**

YEA 5

NAY 0

Gary Bates  
Ron Case  
Colin Harrison  
Carl Leatham  
Glenna Petersen

The City Council discussed a potential gravel pit on the west side of Wellsville. Don Hartle stated that this issue has been discussed over the years. The Maughan family is selling some property for a gravel pit, and asked that Wellsville City write a letter which is required by the County Zoning office, which lets the County know that it has been discussed with Wellsville City. Mr. Hartle stated that part of the letter will require that the traffic be routed down 500 North instead of the roads that they are currently using. Ron Case asked what Willow Valley Middle School's reaction is. Tom Maughan stated that this issue is in the very preliminary phase. The letter needs to state that the property is within Wellsville City's annexation declaration. Mayor Thomas G. Bailey asked the City Council if Mr. Hartle could write a letter. Gary Bates asked what services Wellsville City would be required to provide. Mr. Case stated that Wellsville City would provide little. Mr. Hartle stated that the letter is to acknowledge that this property is part of the Wellsville City annexation declaration. Mayor Bailey stated that the proposed buyer is covering his bases. Tom Maughan stated that the letter also needs to state that Wellsville City is aware of what the Maughan family is doing. A conditional use permit will be required to extend the gravel pit. Mayor Bailey asked if there would be any problems with Mr. Hartle writing a letter. Tom Maughan stated that it shows that the Maughan family has contacted Wellsville City and discussed the issue. Wellsville City is also aware of the Maughan family's intentions. After discussion, Colin Harrison made a motion, seconded by Glenna Petersen, to approve Don Hartle writing a letter concerning a potential gravel pit on the west side of Wellsville.

YEA 5

NAY 0

Gary Bates  
Ron Case  
Colin Harrison  
Carl Leatham  
Glenna Petersen



