

MINUTES of the regular **City Council** meeting of Wellsville City held **July 19, 2023**, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey; Councilwomen Kaylene Ames and Denise Lindsay; Councilmen Bob Lindley and Chad Poulsen. City Treasurer Leesa Cooper was also present. A copy of the Notice and Agenda were mailed to the Mayor and Councilmembers and emailed and faxed to the Herald Journal on July 13, 2023. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Councilman Austin Wood and City Manager Scott Wells were excused from this meeting.

Others Present: Margaret Bosworth Megan Petersen Linda Wursten

Opening Ceremony: Councilwoman Kaylene Ames

The Council reviewed the agenda. **Councilman Chad Poulsen made a motion, seconded by Councilman Bob Lindley, to approve the agenda as presented.**

YEA 4

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

Minutes of the June 07, 2023 and July 05, 2023, regular City Council meetings will be reviewed at the next City Council meeting.

At 6:05 p.m., Mayor Thomas G. Bailey opened the meeting for citizen input. There was no public input. At 6:06 p.m., citizen input was closed.

Margaret Bosworth met with the Council to discuss water allocations and request a reduction of the monthly water bill at the apartments located at 155 East 100 North (Tax ID #11-082-0022). She informed the Council that she owns and rents out a fourplex which her father AJ Christensen constructed in 1972. Ms. Bosworth said that she rents to singles and young couples and attempts to keep rent affordable. She stated that the fourplex sits on a lot no larger than an average Wellsville home. The lawn is maintained by the Bosworths who control the outdoor water usage. A single-family home in Wellsville City is charged \$30.50 a month for water. Ms. Bosworth is charged a water bill for each apartment which totals \$122.00 per month. She requested the Council grant her a fifty percent (50%) reduction in the fourplex's monthly water bill with no reduction in sewer or garbage fees. Ms. Bosworth reported that the April 18, 2023 to June 21, 2023 meter reading of the fourplex's five tenants amounted to 30,000 gallons. The meter reading for the same time period at Ms. Bosworth's personal residence was 38,000 gallons. She added that the fourplex has only once exceeded the allotted usage of 40,000 gallons. "I pay four times the amount of one household. I am not asking to be the exception to the rule when it comes to the apartments, but I think if someone asks to have a reasonable cost and for it to be reduced then it needs to be looked at on a case-by-case basis." Ms. Bosworth noted that single households are not charged multiple water bills when additional family members move in. Ms. Bosworth thanked the Council for their consideration.

Councilwoman Denise Lindsay asked Ms. Bosworth what is charged for rent per unit. Ms. Bosworth answered \$600.00 per unit monthly. Councilman Chad Poulsen asked if the fourplex has a single city water meter. Ms. Bosworth answered yes. She described the fourplex's current tenants which share a laundry room with a single washer and dryer. Councilwoman Lindsay pointed out that there are eight additional fourplexes and six duplexes in Wellsville City. Councilman Bob Lindley stated there is no way to regulate an apartment complex's water usage which will widely vary based on the number of tenants at any given time. He asserted that City Code must have consistent regulations for each of the apartment complexes throughout the city. Councilman Lindley added that the water usage of single-family houses varies from home to home. Yet they are each billed a standard rate, which is not reduced if a household uses less than the allotted 40,000 gallons per month. Overage fees are charged for excess water use. Ms. Bosworth repeated that her tenants are single individuals and one young married couple which use less water than

large families. Councilman Lindley responded that Wellsville City has no way to monitor or enforce the number of tenants in a unit. Ms. Bosworth said again that single households are not charged additional water bills when family members move back home. Councilman Poulsen affirmed that Wellsville City does not charge additional water bills when family members return to a household. He expounded that **Resolution 2023-03**, an ordinance amending **Title 10 Land Use Regulations, Chapter 41 Section 6 Accessory Dwelling Units (ADUs) and Section 7 Conversion of Existing Dwellings to 3 or 4 Dwelling Units** was in response to the Utah State Legislature's 2022 mandate (**Title 10 Utah Municipal Code, Chapter 9a Municipal Land Use, Development, and Management Act, Part 5 Land Use Regulations, Section 530 Internal accessory dwelling units**) that residential zoning districts allow any single-family residential property owners the right to create one rental dwelling unit within their existing single-family residence. Councilman Poulsen emphasized that Wellsville City does charge a second water bill for an ADU. Ms. Bosworth asked the Council to consider the minimal water usage for the property's yard and the low number of tenants. Councilwoman Lindsay underscored that Wellsville City does not charge a household with a single resident less than a household with a large family. Councilman Poulsen stated that he can understand Ms. Bosworth's point that her fourplex has a *single* yard yet is charged the same price of four households with yards. He said he wished there was a method to separate the outdoor water usage from household usage. Councilwoman Lindsay asked why apartment complexes do not have meters for each individual unit. City Treasurer Leesa Cooper replied that multiple meters would be yet another added development cost to property owners. She pointed out that landlords benefit from having a single meter since the water is prorated and evens out from apartment to apartment in a lump total. Councilwoman Kaylene Ames brought up the high demands for housing in Wellsville City. **Councilman Bob Lindley made a motion, seconded by Councilwoman Denise Lindsay, to deny Margaret Bosworth's request for a reduction of the monthly water bill at the apartments located at 155 East 100 North (Tax ID #11-082-0022).**

YEA 2

Bob Lindley
Denise Lindsay

NAY 2

Kaylene Ames
Chad Poulsen

It was then up to Mayor Thomas G. Bailey to cast the deciding vote. Mayor Bailey stated there is no fairer way to bill utilities for multifamily dwellings than the existing code. **Mayor Thomas G. Bailey, Councilman Bob Lindley, and Councilwoman Denise Lindsay denied Margaret Bosworth's request for a reduction of the monthly water bill at the apartments located at 155 East 100 North (Tax ID #11-082-0022).**

YEA 3

Mayor Thomas G. Bailey
Bob Lindley
Denise Lindsay

NAY 2

Kaylene Ames
Chad Poulsen

Department Reports:

Councilwoman Denise Lindsay-

- 1) A 2023 Founders' Day parade application has been received from an individual with Model T's.
- 2) Wellsville City has received several donations from individuals for the 2023 Founders' Day fireworks display.

Councilman Chad Poulsen-

- 1) No business or concerns at this time.

Mayor Thomas G. Bailey-

- 1) Expressed appreciation to Councilwoman Kaylene Ames for representing Wellsville City with the city float throughout the community's parades.
- 2) Mayor Bailey asked for the Council's recommendations for the 2023 Marshal of the Day.

Councilwoman Kaylene Ames-

1) Councilwoman Ames asked for the Council's suggestions regarding the 2023 Founders' Day amusement rides and activities on the City Square.

Councilman Bob Lindley-

1) Councilman Lindley has begun organizing the 2023 Founders' Day Golf Tournament.

2) Heather Rowser, of the Wellsville Historical Committee, is pursuing a grant for the historic restoration of headstones in the Wellsville City Cemetery.

At 6:31 p.m., Councilman Denise Lindsay made a motion, seconded by Councilman Chad Poulsen, to adjourn the meeting.

YEA 4

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

NAY 0



Thomas G. Bailey
Mayor



Scott Wells
City Manager