

MINUTES of the regular **City Council** meeting of Wellsville City held **October 04, 2023**, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey; Councilwoman Kaylene Ames; Councilmen Bob Lindley and Austin Wood. City Manager Scott Wells 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 September 19, 2023. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Councilwoman Denise Lindsay arrived at 6:05 p.m. Councilman Chad Poulsen arrived at 6:22 p.m.

Others Present:	Larry Jeppesen	Carl Leatham	Karma Leatham
	Marcene Parker	Brad Parkinson	Mike Pressley
	Scott Rigby	Gary Thomas	Linda Wursten

Opening Ceremony: Councilman Bob Lindley

The Council reviewed the agenda. Item 13, *'Scott Wells- Discuss options of sharing cost of sewer lift station in business district using ARPA funds,'* will be discussed at a future City Council meeting. **Councilman Austin Wood made a motion, seconded by Councilman Bob Lindley, to approve the agenda with the correction.**

YEA 3

Kaylene Ames
Bob Lindley
Austin Wood

NAY 0

Minutes of the September 20, 2023 regular City Council meeting will be reviewed at the next City Council meeting.

Payroll is approved through the budget, therefore, the checks approved in the City Council minutes are not in numerical order from City Council meeting to City Council meeting as the city uses the same checking account for payroll and accounts payable. After review and discussion, **Councilman Bob Lindley made a motion, seconded by Councilwoman Kaylene Ames, to approve the city's accounts payable bills for payment, represented by check number 28731 through 28741.**

YEA 3

Kaylene Ames
Bob Lindley
Austin Wood

NAY 0

Councilwoman Denise Lindsay arrived at 6:05 p.m.

Payroll is approved through the budget, therefore, the checks approved in the City Council minutes are not in numerical order from City Council meeting to City Council meeting as the city uses the same checking account for payroll and accounts payable. After review and discussion, **Councilwoman Kaylene Ames made a motion, seconded by Councilman Austin Wood, to approve the city's accounts payable bills for payment, represented by check number 28693 through 28730.**

YEA 4

Kaylene Ames
Bob Lindley
Denise Lindsay
Austin Wood

NAY 0

Mayor Thomas G. Bailey opened the meeting for citizen input. Mike Pressley, of Sharp Transportation Inc., shared that here in Wellsville City, we have the privilege of being in the presence of 370 Veterans or Fallen Soldiers of our nation's military. Each year many citizens, businesses, and family members get the

opportunity to support Wreaths Across America by placing a wreath on the graves of these amazing individuals. For the last several years, Sharps Transportation has dedicated several trucks and trailers to delivering wreaths across the country. This year, on December 16th Sharp Transportation will also deliver wreaths to the Wellsville Cemetery and work with local government and citizens in the community to place wreaths on the headstones of our heroes. Mr. Pressley has worked with Cemetery Registrar Leesa Cooper to map out the locations the 370 Veteran headstones throughout Wellsville's Cemetery. Mr. Pressley asked the Council to help raise awareness and participate in the 10:00 a.m. ceremony on Saturday, December 16th, and place wreaths on the sponsored Veteran headstones. Citizens can sponsor a Veteran for \$17.00 per wreath. Following community support, Sharp Transportation will fund wreaths for any remaining Veterans. City Manager Scott Wells suggested announcing the Wreaths Across America ceremony in the city newsletter, city billing, and city webpage to raise public awareness. Mayor Thomas G. Bailey and Council agreed. Mayor Bailey noted that Heather Rowser, of the Wellsville Historical Committee, would be a great resource for the project. Councilwoman Kaylene Ames and Mayor Bailey asked if citizens will be able to purchase wreaths by check. Mr. Pressley answered that checks can be delivered to Sharps Transportation and that he, or Sabrina, will be able to help residents purchase a wreath. Credit card payments can be made via QR code or the provided link-

<https://www.wreathsassamerica.org/pages/176679/Overview/?relatedid=0>

Councilwoman Ames expressed appreciation to Sharp Transportation for their donation of trucks and refrigerated trailers for the Founders' Day Celebration. Councilwoman Denise Lindsay thanked Sharp Transportation for their Founders' Day Fireworks Display donation. Mr. Pressley stated that Sharp Transportation has pride in our community and desires to support it.

Gary Thomas, Assistant Superintendent of Cache County Elementary Education, met with the Council to share the Cache County School District (CCSD) 2023 Bond presentation titled 'Room to Learn & Grow.' Scott Rigby from the CCSD finance department was also in attendance. Mr. Thomas informed the Council that Cache County is the ninth or tenth largest school district of the 41 Utah districts, with nearly 20,000 students in 25 schools. Since the previous bond in 2013, the district has grown by 4,197 students, leaving 11 elementary schools over capacity and one middle school over capacity. The State of Utah recently funded all-day kindergarten as an option for parents. Therefore, twice as many kindergarten classrooms are needed. Six Cache County elementary schools had available capacity for all-day kindergarten, with partial availability at another six elementary schools, and no availability at five elementary schools. A building task force has been assembled to determine how to resolve 11 elementary schools operating above capacity; how to provide access to all-day kindergarten for all 27 communities; how to resolve three middle schools feeding four high schools, and the inability to expand the smallest middle school, which is operating above capacity; how to meet the needs of the community without raising tax rates; and how to best position the district for future growth, especially in our fastest growing communities.

Councilman Chad Poulsen arrived at 6:22 p.m.

The Cache County Board of Education passed the 2023 Bond Resolution for \$139 million which will be put on the ballot this November. With that bond, two new middle schools would be built, one in Nibley and one in Hyde Park; Spring Creek Middle School would be converted into an elementary school; a new elementary built in Hyde Park; along with safety implementation and security enhancements for all 25 schools. Mr. Thomas stated that the bond would allow the sixth grade to move back to a middle school environment and solve capacity problems for all-day kindergartens providing it to all 27 communities. Feedback from the State of Utah reports that 94-96% of parents want the *option* for all-day kindergarten. Other advantages include that the bond provides four middle school feeders for the four high schools; the bond meets the needs of the community without raising tax rates; and it positions the district for future growth especially in our fastest growing communities. Proposed school safety and security enhancements include standard response protocols, enhanced communication, controlled entry, access control, and surveillance. If approved by voters, the bond would be paid off over the subsequent 20 years. Property owners can anticipate no tax rate increase related to the bond Mr. Thomas stated. By layering future payments with existing payments, the tax rate can remain at the current or lower levels. Taxes will increase if the taxable value of properties increase. Otherwise, the amount a property owner currently pays would not increase. To service the district's bond debt, the estimated annual tax for an average home of \$524,000.00 would be \$234 per year and the maximum tax for a business of similar value would be \$426

per year. The number of years property owners pay a tax for bonds would be extended. Mr. Thomas added that the district works to pay off debts early and is currently four years ahead the present bond's schedule.

Mayor Thomas G. Bailey asked if the proposed bond will adequately prepare the district for future growth. Mr. Thomas said that a University of Utah group, with historically accurate predictions, has predicted that CCSD's growth will plateau in 2026. As unlikely as that seems, Wellsville Elementary is down 22 students since April 2023 Mr. Thomas stated. Mayor Bailey asked what the bond's interest rate is anticipated to be. Mr. Thomas responded that bonds are sold incrementally and will vary year to year. Councilwoman Denise Lindsay pointed out that the 2013 bond was \$129 million and the 2023 proposed bond is \$10 million more. She asked how it is possible that an additional \$10 million will not raise the tax rate. Mr. Rigby stepped in and answered that the incremental draws for bonds help spread out payments. Restructuring and laying bond debt has shaved four years off the current bond. He stated similar restructuring will keep the proposed bond rate at the same level. Councilman Austin Wood asked for more information regarding the advantages and disadvantages of all-day kindergarten. Mr. Thomas stated that 1st grade teachers have never seen children as advanced and ready to progress as those coming from all-day kindergarten. State test scores of all-day kindergarten students are phenomenal he added. Mr. Thomas noted the learning gap between all-day kindergarten students and part-time kindergarten students is a challenge for 1st grade teachers. Kindergarten teachers are accustomed to a similar challenges since some kindergarteners begin school already reading and some do not know the first letter in their name. Small group reading instruction on their level with a paired professional helps bridge that gap Mr. Thomas shared. Councilman Wood pointed out the struggle Wellsville Elementary has without air conditioning and asked if the proposed new buildings will have air conditioning. Mr. Thomas answered yes and shared that half of the CCSD's buildings do not have air conditioning. Four years ago, the bid to add AC in those buildings was over \$40 million. At that time, the Board determined a new middle school was a larger necessity. The new superintendent is proposing air conditioning installation in one school per year.

Councilwoman Kaylene Ames asked what the CCSD's plan is if voters do not pass the bond. Mr. Thomas answered, "Continue doing what we're doing which is building portables (classrooms)... which cost over \$400,000.00 apiece." Year-round schools are another option he stated. Councilwoman Lindsay asked how many new teachers will be needed to staff the proposed three additional schools. Mr. Thomas answered none. He explained that every one of those children are being educated already and that teachers follow students. Teachers move from portables or a neighboring school to newly constructed schools. Mr. Thomas recognized that costs are incurred with additional principals, custodians, and food service people which is not included in the proposed \$139 million bond. Councilman Bob Lindley asked if there are portable classroom being used in CCSD high schools. Mr. Thomas answered that there are a few portable classrooms at high schools however none are currently in use. Councilman Chad Poulsen asked what nonessentials could be left out of the proposed buildings to save funds. Mr. Thomas stated that CCSD is one of the most frugal districts in the State and that several new CCSD high schools have been built at half the cost of those built along the Wasatch Front. Mr. Thomas detailed the efforts CCSD is making to educate staff and citizens regarding the proposed bond. Councilwoman Ames brought up the pie chart presented at Wellsville City's Truth in Taxation meeting where this year's Cache School District's distribution of property tax was shown to be 52.678%. Followed by the Cache School State LE, with 17.847% of the distribution of property tax funds. Councilwoman Ames asked if those large majority percentages of the property tax distribution could be made more transparent. Mr. Rigby stepped forward again and responded that CCSD's tax fund distribution is difficult to explain because there are multiple levies. He said that when Cache County assesses a property's tax value and determines it has increased 30%, the property owner then asks him what CCSD is doing with that extra 30%. *"The truth is we don't see a penny of that. Because the way the state revenue works it is revenue neutral on our debt service. So even though... the tax rate for that individual goes up 30% we don't receive that money from the State, they reduce that 30% to equalize that out... We will receive some new growth that comes but it absolutely does not come close to that amount that the established residents are incurring."* Councilwoman Ames emphasized that the allocation of citizen's property tax funds is very difficult to understand and that the allocations of those tax funds should be more transparent. Councilman Poulsen mentioned that the City Council gets beat up for Wellsville City's tax rate which is the fourth largest of ten entities with a distribution of 10.282%. Councilwoman Lindsay asked how much additional financing will be required for principals, custodians, and food service people for the proposed three schools. Mr. Thomas was uncertain

of that amount and stated that the CCSD's business administrator would have to calculate that amount. Councilwoman Lindsay expressed concern regarding being able to staff and financially sustain new schools. She asked if any additional schools are being anticipated for the west side of the county. Mr. Thomas answered that the proposed new schools are in areas of rapidly expanding population, none of which are on the west side of the county. He added that Mendon's Mountainside Elementary is on a septic tank and that CCSD never again plans to build a school without appropriate sewer infrastructure. Mayor Bailey thanked Mr. Thomas and Mr. Rigby for their presentation.

Next, the Council shall discuss a **Class 'A' Beer License** with the current Business License for Sadie Lloyd's Maple Market, LLC. City Manager Scott Wells presented the discussion. He noted the requested is for an **Off-Premise Beer License** where sales are defined as alcoholic beverages sold packaged "to go" at establishments such as convenience stores, gas stations, grocery stores, or liquor stores. He noted approval of **Beer Licenses** are typically considered in conjunction with a **Business License** application. Mayor Thomas G. Bailey noted that the request was considered at the previous City Council meeting but has been brought back before the Council since all councilmembers were not in attendance. Councilwoman Denise Lindsay mentioned that maintaining a **Beer License** through the State is a structured and stringent process. Councilman Austin Wood noted he has had a discussion with Ms. Lloyd and clarified some of his concerns. **Councilwoman Denise Lindsay made a motion, seconded by Councilwoman Kaylene Ames, to allow Sadie Lloyd of Maple Market, LLC to continue with her Business License with a Class 'A' Beer License added.**

YEA 5

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

Brad Parkinson met with the Council to discuss the **Reimbursement Agreement** (pioneering agreement) for the Cooper Subdivision consisting of five lots total, located at approximately 600 South 200 West (Tax Id. #10-037-0010). Mr. Parkinson stated that he understands that Wellsville City accepts pioneering agreements and would like to request one to help reimburse the subdivision's infrastructure fees since future growth will be able to hook onto and utilize their infrastructure. City Manager Scott Wells stated that the city attorney is fine with the **Reimbursement Agreement**, however he recommended the Council determine *"How much each person would pay, according to their tax identification number, and record it on those properties so that if somebody purchases it or if somebody does anything with that property they know the exact amount of what they are going to need to pay to satisfy the pioneering agreement."* Mayor Thomas G. Bailey clarified that the price is determined by the linear feet of the parcel. *"Linear foot price multiplied by frontage,"* City Manager Wells affirmed. Councilwoman Denise Lindsay asked for the exact price per linear foot. Mr. Parkinson replied that the presented bid is based on actual costs and said the value per linear foot is still to be determined. He stated that surrounding future development will be able to connect to a new sewer and new road for a minimum cost which will help Cooper Subdivision recoup some of their infrastructure cost. City Manager Wells explained that the **Reimbursement Agreement** has a ten-year term which decreases gradually each year. **Councilman Bob Lindley made a motion, seconded by Councilman Austin Wood, to approve the Reimbursement Agreement (pioneering agreement) for the Cooper Subdivision consisting of five lots total, located at approximately 600 South 200 West (Tax Id. #10-037-0010), along with the stipulations recommended by the city attorney.**

YEA 5

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

Mayor Thomas G. Bailey then led the discussion regarding Founders' Day Assignments. Councilwoman Denise Lindsay asked if the Council would like to continue the Quilt Raffle. The quilt cost \$110.00. Tickets sales totaled \$155.00. City Manager Scott Wells suggested improving the Quilt Raffle's advertising. The Founders' Day Fireworks Display officially became one of Councilwoman Lindsay's duties. The Movie in the Park was a big success. Wellsville City is in need of a Youth Council Director. Councilman Chad Poulsen asked if the youth group serving at the Watermelon Bust could be financially compensated. He suggested a tip jar as a bare minimum. The Flag Ceremony went smoothly. Mayor Thomas G. Bailey stated he was very pleased with the Patriotic Program. The importance of preserving a separation of church and state was agreed upon. Mayor Bailey stated the Historical Committee Special Speaker Dr. Craig Jessop's presentation was very good and well attended. The Council agreed. The Parade was a great success despite the rain. The Wellsville Stampede Rodeo Flag Ceremony, Semi-Pro Rodeo, and the Little Buckaroo Rodeo all went well and had good attendance. City Manager Scott Wells noted Saturday night's rodeo had a record attendance. Councilwoman Kaylene Ames thanked everyone for their Founders' Day efforts. She publicly thanked Lynne Allen for her design and construction of this year's city float. Ticket sales for the Founders' Day's amusement rides and slides were down due to the rainy weather. Councilwoman Ames thanked Councilwoman Lindsay for her participation at the Community Breakfast. New volunteers are needed to organize next year's Community Breakfast. The Van Huss family has organized and served at the Community Breakfast for the last 11 years. Proceeds from the Community Breakfast go to the Wellsville Foundation. Dialogue amongst the Wellsville Foundation determined they will continue the Community Breakfast despite marginal proceeds. Councilwoman Ames declared Wellsville City's Parade the best in the valley. Councilman Bob Lindley shared that the Golf Tournament raised a profit, was well organized, and lots of fun. He stated the Cemetery looked very nice. Mayor Bailey mentioned that the Historical Committee has been examining a grant opportunity to help restore headstones. The Softball Tournament had fewer participants this year. Councilwoman Ames suggested replacing the former Founders' Day Tennis Tournament with a Pickleball Tournament. Councilman Lindley agreed a Pickleball Tournament will be a great addition next year. Councilman Austin Wood thanked Councilwoman Ames for all her Founders' Day efforts. He stated there was a record number of 50 Vendor Booths. Vendor Booths were very reasonably priced. The Sham Battle was a success. Safety concerns regarding gun and horse safety in the Parade and Sham Battle were presented at the previous Council meeting; as well as financial reimbursement for horse teams used in the Founders' Day Parade and Sham Battle. Councilman Poulsen suggested bringing back the Founders' Day Horseshoe Pitching Tournament with construction of new horseshoe pits.

Councilman Wood brought up the decreasing number of students at Wellsville Elementary and stated that limiting smaller lot sizes within the city may be pricing young families out of Wellsville City. City Manager Scott Wells agreed. Mayor Bailey stated that 12,000 square foot lots are quite small and noted that the city has no control over how much a contractor decides to charge for lots. The Council discussed high density housing and the difficulties facing the rising generation attempting to purchase homes. Councilman Wood asked the Council to be mindful when weighing lot sizes with opportunities for young families to live in Wellsville City.

City Engineer Chris Breinholt is working to provide data for the proposed Bridle Path Subdivision's suggested installation of 20-inch waterline, 400 gallon per minute pump, and conveyance line to provide an additional source of water to the Upper Pressure Zone. The proposed Bridle Path Subdivision consists of 130 lots total, located at approximately 7625 South Highway 89/91; Tax Id. #10-053-0006, #10-053-0010, #10-050-0006, #10-062-0007, #10-053-0013)

Councilman Austin Wood was excused from the meeting at 7:46 p.m.

City Manager Scott Wells discussed the fourth quarter financial report for May 2023. He reported to the Mayor and Council that Wellsville City is in good financial standing. After discussion, **Councilman Bob Lindley made a motion, seconded by Councilman Chad Poulsen, to approve the fourth quarter financial report for May 2023.**

YEA 4

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

NAY 0

Department Reports:

Mayor Thomas G. Bailey-

- 1) The City Christmas Party will be held December 18, 2023.

Councilwoman Denise Lindsay-

- 1) The Council discussed the possibility of holding a meet and greet for citizens and the 2023 City Council candidates. The Council agreed to hold the meet and greet, organized by Councilwoman Kaylene Ames, on November 13, 2023 at 6:00 p.m.

Councilwoman Kaylene Ames-

- 1) An arborist climbing competition as asked to hold their competition on the Wellsville City Square on June 8, 2024. Councilwoman Ames will request additional details.
- 2) New trees planted along the City Square must be protected from snow piled by snowplows and road salt this winter.

Councilman Chad Poulsen-

- 1) No business or concerns at this time.

Council Bob Lindley-

- 1) No business or concerns at this time.

City Manager/Recorder's Report:

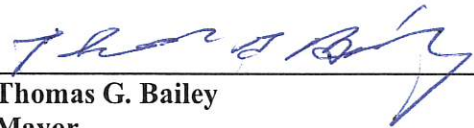
- 1) In response to Logan City's abrupt termination of waste collection services to cities in Cache Valley, Wellsville City in concert with several other municipalities and Cache County formed an interlocal entity called the Cache Waste Consortium to procure waste collection services for Cache County and the participating municipalities. The Consortium entered into the Solid Waste Services Agreement with Waste Management of Utah, Inc. ("Waste Management") for waste collection services for all cities in the Consortium. Wellsville City's garbage collection by Waste Management began October 3, 2023.
- 2) Grant money has been received for eight dog waste stations to be placed throughout Wellsville City parks.

At 8:20 p.m., Councilman Chad Poulsen made a motion, seconded by Councilman Bob Lindley, to adjourn the meeting.

YEA 4

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

NAY 0


Thomas G. Bailey
Mayor


Scott Wells
City Manager