

MINUTES of the regular **City Council** meeting of Wellsville City held **April 17, 2024**, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey; Councilwomen Kaylene Ames and Denise Lindsay; Councilmen Carl Leatham, Bob Lindley, and Austin Wood. 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 April 12, 2024. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

City Manager/Recorder Scott Wells was excused from the meeting.

Others Present: Tracy Bodrero Megan Petersen Tim Ramirez
 Linda Wursten

Opening Ceremony: Councilwoman Denise Lindsay

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

<u>YEA 5</u>	<u>NAY 0</u>	<u>ABSTAIN 0</u>	<u>ABSENT 0</u>
Kaylene Ames			
Carl Leatham			
Bob Lindley			
Denise Lindsay			
Austin Wood			

The Council reviewed the minutes of the March 06, 2024, regular City Council meeting. **Councilman Carl Leatham made a motion, seconded by Councilwoman Kaylene Ames, to approve the minutes of the March 06, 2024, regular City Council meeting.**

<u>YEA 4</u>	<u>NAY 0</u>	<u>ABSTAIN 1</u>	<u>ABSENT 0</u>
Kaylene Ames		Denise Lindsay	
Carl Leatham			
Bob Lindley			
Austin Wood			

The Council reviewed the minutes of the March 20, 2024, regular City Council meeting. **Councilwoman Denise Lindsay made a motion, seconded by Councilman Austin Wood, to approve the minutes of the March 20, 2024, regular City Council meeting.**

<u>YEA 5</u>	<u>NAY 0</u>	<u>ABSTAIN 0</u>	<u>ABSENT 0</u>
Kaylene Ames			
Carl Leatham			
Bob Lindley			
Denise Lindsay			
Austin Wood			

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 Austin Wood made a motion, seconded by Councilman Bob Lindley, to approve the city's accounts payable bills for payment, represented by check number 29452 through 29477.**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay
Austin Wood

At 6:06 p.m., Mayor Thomas G. Bailey opened the meeting for citizen input. Tracy Bodrero asked if tonight's consideration of *'Agenda Item 9- Discuss 2024/2025 pay increase for Wellsville City employees,'* will also comprise property tax increases. Mayor Bailey answered no. *Item 9* pertains only to 2024/2025 pay increases for employees which must be decided to establish the city's 2024/2025 overall budget. Councilwoman Denise Lindsay stated that a special meeting will be held to conduct Truth in Taxation requirements as mandated by the State of Utah in August 2024.

At 6:07 p.m., citizen input was closed.

Lieutenant Tim Ramirez of the Cache County Sheriff's Office, Patrol Division, met with the City Council to discuss the 2024-2025 Cache County Sheriff Office (CCSO) contract renewal. Lieutenant Ramirez reminded the Council that a three-year budget for Wellsville City's Cache County Sheriff services began two years ago. He stated he is comfortable with the number of hours allotted to Wellsville City and that an increase of contract hours is not necessary. CCSO has responded to 493 calls for service in Wellsville City since July 01, 2023. Lieutenant stated the nature of a large amount of Wellsville City's calls are *'Juvenile Problems,'* which are not too concerning and typically involve complaints regarding four-wheelers. This year, CCSO has responded to three calls regarding burglaries in Wellsville City. 112 citations have been written in Wellsville this year. Lieutenant Ramirez reported that CCSO has provided approximately 159 percent of Wellsville's contracted hours. CCSO anticipates that percentage will rise to 230 percent by the end of the contract year. The CCSO is comfortable with that surplus. Lieutenant Ramirez gave the mayor and council a flyer titled *'Cache County Sheriff's Office Proactive Policing Unit Spring 2024.'* He stated intelligence driven strategies are crucial for law enforcement to allocate resources effectively. Councilman Austin Wood asked for proactive policing examples. Lieutenant Ramirez answered that proactive policing strategies will focus on highway safety; DUI enforcement; street-level narcotics; property crimes; and fugitive apprehension. Highway safety data can also be leveraged for targeted speed enforcement in problem areas. Heat maps can be utilized to identify hot spots for criminal activity. Lieutenant Ramirez added that proactive policing focuses on preventing and deterring crime by taking preemptive action and collaborating with the community to address crime in high-risk areas. Councilman Carl Leatham asked what jurisdiction CCSO has on commercial heavy truck traffic violations such as prohibited use of jake brakes. Lieutenant Ramirez suggested out-of-the-box options such as contacting a heavy truck driver's boss to help persuade the driver to adhere to the law to maintain their Commercial Driver's License (CDL). Mayor Thomas G. Bailey and the Council expressed their appreciation to Lieutenant Ramirez and the CCSO.

The Council then opened the discussion regarding 2024/2025 pay increases for Wellsville City employees. City Treasurer Leesa Cooper presented the Mayor and Council with the 2024/2025 pay increase percentages from North Logan, Providence, Smithfield, Hyrum, Hyde Park, and Logan which were compiled by City Manager/Recorder Scott Wells. City Treasurer Cooper reported that City Manager/Recorder Wells hopes the comparison will help Wellsville City raise wages adequately to prevent losing employees to the surrounding communities. The total average of the six neighboring communities Merit and Cost-of-Living Adjustment (COLA) increases was 5.0 percent. City Manager/Recorder Wells' recommendation is that Wellsville City increase employee wages by 6.0 percent (3.0 percent Merit, 3.0 percent COLA). If the proposed increase is approved, Wellsville City public works employees will remain the lowest paid public works employees of the cities assessed. Mayor Thomas G. Bailey and City Treasurer Cooper reported that Hyrum City is in the midst of adopting a new point system for wages. Employees build points as they obtain new training and take on additional responsibilities. Additional points then drive wage increases. Wellsville City has committed to implementing a similar point system for employees over the next year. City Treasurer Cooper stated the point system will help demonstrate that current employee wages and future pay increases are *not* arbitrary or capricious figures. Councilman Carl Leatham noted that

despite the neighboring community comparison, the proposed increase will seem copious to those citizens with fixed incomes. Nevertheless, losing Wellsville City public works employees to neighboring communities is especially problematic since they are head and sole operators of their departments Councilman Leatham stated. Councilman Austin Wood pointed out how much training the city has invested in the current public works employee. That training is paying itself back as the employees gain broader ranges of specialties and Wellsville City has fewer reasons to hire out contract labor. Their growing expertise has decreased contract expenses and is yet another incentive to keep Wellsville City's public work employee he said. Mayor Bailey recognized that Wellsville's public works employees are also very versatile and willing to jump in and help other departments whenever needed. Councilman Bob Lindley added that the public works employees maintain exceptional care of the cemetery and he hasn't heard any cemetery complaints in the last 18 months. He noted the city needs to find a balance between budget, expenses, and wages; and concluded that a 6 percent increase is very acceptable. Councilman Wood repeated that even after the proposed increase, Wellsville City public works employees will remain the lowest paid public works employees in the comparison of neighboring communities. **Councilman Bob Lindley made a motion, seconded by Councilwoman Kaylene Ames, to approve a 2024/2025 Wellsville City employee pay increase of 6.0 percent (3.0 percent Merit, 3.0 percent COLA).**

<u>YEA</u> <u>4</u>	<u>NAY</u> <u>0</u>	<u>ABSTAIN</u> <u>1</u>	<u>ABSENT</u> <u>0</u>
Kaylene Ames		Denise Lindsay	
Carl Leatham			
Bob Lindley			
Austin Wood			

City Treasurer Leesa Cooper discussed the third quarter financial report for January 2024. She detailed revenue accounts in the **General Fund** which were over 75 percent: Tax Revenue- Property Tax, Fee in Lieu, Redemptions, Sales Tax; License & Permit Revenue- Building Permits; Intergovernmental Revenue- Class C Road Funds, RAPZ Tax; Charges for Services- Zoning & Subdivision Fees, Cemetery Lots & Burials; Miscellaneous Revenue- City Property Rentals and Founders Day Revenue. City Treasurer Cooper then detailed the increased expenditures: J.P. Court- Supplies; Administration- Professional/Technical-Other; Cultural Property & Buildings- Supplies and Professional/Technical-Other; Planning & Zoning- Attorney Fees and Engineering; Fire Department- Taxes and Salaries; First Responders- Supplies; Road and Class C Funds- Chip and Seal, Equipment Exchange; Cemetery- Professional/Technical-Other, Supplies. City Treasurer Cooper then concluded her review of the **General Fund**. After discussion, **Councilwoman Denise Lindsay made a motion, seconded by Councilman Bob Lindley, to approve the third quarter financial report for January 2024.**

<u>YEA</u> <u>5</u>	<u>NAY</u> <u>0</u>	<u>ABSTAIN</u> <u>0</u>	<u>ABSENT</u> <u>0</u>
Kaylene Ames			
Carl Leatham			
Bob Lindley			
Denise Lindsay			
Austin Wood			

Department Reports:

Councilwoman Denise Lindsay-

1) Councilwoman Denise Lindsay presented the Council with a survey titled '*Green Waste Public Hearing- May 15th @ Wellsville City Office Bldg.*' The survey will be mailed to residents along with the city newsletter. Due to recent changes in garbage collection, Wellsville City is seeking citizen input regarding green waste collection. In the past, Wellsville City was able to provide a bulk green waste dumping area north of the cemetery for its citizens for \$1/month. With the change from Logan City to Waste Management, this service is no longer available for the \$1/month fee. In order to keep a bulk green waste collection area in Wellsville, this fee would have to be increased to \$4/month per household. This \$4/month fee would provide two roll-off bins dumped three times per week. The survey asks residents to select if they are willing to pay \$4/month to have a bulk green waste collection area in Wellsville; or if the resident would rather take green waste to the Logan Landfill themselves. The public hearing for green

waste will be held May 15, 2024. Councilmen Bob Lindley and Carl Leatham agreed roll-off bins (rather than a dump pit) will result in a much larger mess for the public works employees when people choose not to lift their green waste over the side of the bin. The bins would be relocated to the public works buildings adjoining the rodeo arena for improved policing. Mayor Thomas G. Bailey reported that Wellsville, Clarkston, and Paradise are the only Cache County communities which have offered bulk green waste. Councilwoman Lindsay pointed out that a second black curbside dumpster is \$5.00 cheaper per month than a green curbside dumpster. Black curbside dumpsters are also picked year-round as opposed to a green waste dumpster which is only picked up April through October.

2) A public hearing will be held May 1, 2024 concerning a water rate increase. To obtain a low-interest loan for the future culinary well (Tax Id. #10-039-0004), which will hopefully service those in the city living above 4,650-feet of elevation, Wellsville City's water rates must cover a certain percentage of the low-interest loan. Zions Bank is conducting a citywide water rate study. Total cost of the well project including well house infrastructure is estimated to be \$3.5 million.

3) Food Truck Friday will be held May 17, 2024 from 5-8 p.m.

Councilman Carl Leatham-

1) Councilman Carl Leatham asked the Council to re-examine open space requirements as the **General Plan** is set to be revised this year. He stated he believes current open space requirements are excessive. Councilman Leatham specifically referenced **Residential Agricultural Cluster 5**, which requires 50 percent open space. To prevent Wellsville City becoming landlocked, the city needs to incentivize annexation into the city for surrounding county properties. Councilman Leatham stated that the city's open space requirements strongly disincentivize annexation into Wellsville City. County subdivisions around the perimeter of the city will utilize Wellsville City's fire protection and parks and recreation without bringing in any revenue.

Councilwoman Kaylene Ames-

1) World-renowned horse trainer Mark Langley will run a four-day horsemanship clinic at the Wellsville Rodeo Arena, June 14, 2024 through June 18, 2024. Councilwoman Ames encouraged more frequent maintenance of the arena's restrooms during the event.

2) An Arbor Day Celebration will be held on Saturday, April 20, 2024. A tree will be planted in honor of Councilman Carl Leatham and Karma Leatham.

Councilman Bob Lindley-

1) Baseball season starts soon.

2) Preparations for the Memorial Day Ceremony are underway.

3) Councilman Bob Lindley and the Council discussed the discord at the Republican Party Convention and recent County Council meetings.

Councilman Austin Wood-

1) New sidewalk has been constructed along Councilman Austin Wood's property at 300 West 300 South. Troy and Angela Law have also poured new sidewalk at 253 South 100 West.

City Manager/Recorder's Report:

1) The 2024 statewide Utah ShakeOut is on April 18, 2024. Utahns will participate in earthquake drills at work, school, or home, practicing earthquake safety and other aspects of their emergency plans. The city's ham radios will be tested. Wellsville Fire and EMS Departments will also be invited to participate.

At 7:14 p.m., Councilman Bob Lindley made a motion, seconded by Councilwoman Denise Lindsay, to adjourn the meeting.

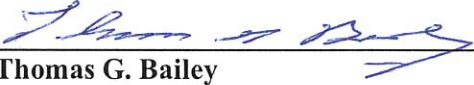
YEA 5

NAY 0


ABSTAIN 0

ABSENT 0

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay
Austin Wood



Thomas G. Bailey
Mayor



Scott E. Wells
City Manager/Recorder