

MINUTES of the regular **City Council** meeting of Wellsville City held **May 01, 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 Manager/Recorder Scott E. 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 April 26, 2024. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present: Tracy Bodrero Margaret Bosworth David Cook
 Megan Petersen Diane Roundy Rickard Sanders
 Linda Wursten

Opening Ceremony: Councilman Austin Wood

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

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

The Council reviewed the minutes of the April 17, 2024, regular City Council meeting. **Councilwoman Denise Lindsay made a motion, seconded by Councilman Bob Lindley, to approve the minutes of the April 17, 2024, regular City Council meeting.**

<u>YEA</u> 5	<u>NAY</u> 0	<u>ABSTAIN</u> 0	<u>ABSENT</u> 0
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. City Manager/Recorder Scott Wells explained that 'BT Crane & Pumping Service, LLC' was paid \$137.50 to remove the buckling bleachers at the Wellsville Rodeo Arena. However, the bleachers will not be removed until the city's insurance company has closed the claim. 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 29485 through 29517.**

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

At 6:08 p.m., Mayor Thomas G. Bailey opened the meeting for citizen input. There was no citizen input. At 6:09 p.m., citizen input was closed.

Beginning at 6:10 p.m., the Council shall receive public input then consider **Resolution 2024-02**, a resolution adopting an adjustment of solid waste collection and disposal fees, curbside recycling fees, and curbside green waste fees. City Manager/Recorder Scott Wells recounted that Wellsville City Corporation

entered a contract with Waste Management (WM) on October 01, 2023 regarding solid waste and disposal. City solid waste rates need to be adjusted to address the operation of the solid waste disposal as billed through Waste Management. Councilwoman Denise Lindsay opened the discussion. A comparison of WM's fees and Logan City's previous fees were displayed on the overhead screen. Councilwoman Lindsay explained that preceding the contract with WM, the company led the city to believe that their rates would be the same as Logan City, if not lower. That has *not* proved to be the case. Logan City formerly charged a \$19.65 billing fee per month for a 90-gallon black garbage dumpster and blue recycling dumpster. Waste Management is charging a \$22.49 billing fee per month for a 90-gallon black garbage dumpster and blue recycling dumpster. Wellsville City has paid to offset that difference for the last six months. Councilwoman Lindsay expressed frustration regarding Wellsville City's arduous pursuit to obtain the presented itemized breakdown of WM's fees. She added that green waste is increasing from Logan City's former \$5.00 rate to WM's present rate of \$10.50. Mayor Thomas G. Bailey noted that Logan City collected green waste every other week. WM will be collecting green waste weekly. Both companies only collect curbside green waste from April to October despite billing for the service year-round. Councilwoman Lindsay highlighted that these fees are for *curbside* green waste, not *bulk* green waste. She mentioned that WM only charges \$8.25 for an additional black dumpster whereas Logan City charged \$15.50 for an additional black dumpster. She then outlined WM's ancillary service charges which included container exchange/swap; container delivery; removal charge; contamination charge; overage charge; resume charge; and container replacement (damaged by customer). Councilwoman Lindsay added that the city's rate for citizens will not exceed WM's rates. She concluded that the increased rate is very unfortunate nonetheless unavoidable given that WM was awarded the October 2023 contract with the lowest bid.

At 6:16 p.m., Mayor Thomas G. Bailey opened the public hearing and asked if there were any questions.

Diane Roundy clarified that citizens are charged for a curbside green waste dumpster year-round despite the service only being offered April through October. Councilwoman Lindsay affirmed. Ms. Roundy asked if WM's fees are specified within the contract with Wellsville City. Mayor Bailey explained that the Cache Waste Consortium (CWC) has the original contract. Wellsville City joined thirteen municipalities plus the unincorporated county to form the CWC. The Consortium contracted with WM through a competitive bid process to collect, haul, and landfill trash. The contract between the CWC and WM has a five-year term. At the end of that term, the contract may be renewed, changed, or ended to search for a new provider. Ms. Roundy suggested that the Council obtain the CWC's original contract and thoroughly review it. Councilwoman Lindsay shared that a second black curbside dumpster is less expensive per month than a green waste curbside dumpster. Black curbside dumpsters have an additional advantage of being picked year-round as opposed to a green waste dumpster which is only picked up April through October. Mayor Bailey expounded that meetings between the CWC and WM made it clear that WM is reluctant to collect green waste. He explained that Wellsville City is contractually obligated to services provided by WM which also includes *bulk* green waste. Ms. Roundy repeated that the Council needs to reexamine WM's contract with a fine-toothed comb. She emphasized that *bulk* green waste is a great service for Wellsville City and helps our community be well-kept. Ms. Roundy asked if the other municipalities in the CWC have similar fees. Mayor Bailey answered that those municipalities contracted with WM have identical base fee schedules. However, some cities have increased their rate above WM's base rate. Hyrum City increased citizen's curbside green waste fee from WM's \$10.50 to \$12.80. In correspondence with WM, WM wrote that recycling is being shipped south to a sorting center reported Councilwoman Lindsay. She mentioned that citizens can avoid ancillary service charges by transporting dumpsters to and from WM's facility in North Logan.

David Cook asked if WM's ancillary service charges are passed from Wellsville City to the customer. Councilwoman Lindsay answered yes, WM's ancillary charges are found on the resident's monthly statement. Mr. Cook asked if the other thirteen cities with the CWC have elected to collect *bulk* green waste. Mayor Bailey answered that many municipalities within CWC are deliberating bulk green waste and are surveying residents to collect public feedback. He stated Paradise City and Clarkston City are most likely to adopt *bulk* green waste collection. Mendon City has never offered *bulk* green waste. Mr. Cook expressed concern that members of neighboring communities will utilize Wellsville City's *bulk* green waste without footing any of the bill. Councilman Bob Lindley recognized that has been a problematic issue with

the city's bulk green waste from the start.

Margaret Bosworth stated she plans to discontinue her curbside green waste service. Councilwoman Lindsay outlined how to do so. Ms. Bosworth said she wishes WM would continue offering every other week curbside green waste service for \$5.00. She mentioned she has seen green waste and recycling dumpsters emptied into the same truck. Several councilmembers have seen similar instances. Ms. Bosworth hopes that if Wellsville City continues a bulk green waste service that the site will be less cluttered and better regulated. She suggested gating the bulk green waste site and locking gates overnight. Councilwoman Lindsay explained that the city is proposing to relocate bulk green waste to the public works buildings adjoining the rodeo arena for increased policing. Ms. Bosworth stated she would be unhappy to pay four bulk green waste fees for the fourplex she owns. None of her tenants accumulate green waste since Ms. Bosworth maintains the fourplex's yard.

Tracy Bodrero asked what the expected lifespan of a curbside dumpster is. Councilman Lindley explained that Logan City replaced unusable dumpsters on a request basis. Councilwoman Lindsay brought up the many dumpsters damaged by WM's new drivers. In those scenarios, WM replaced the dumpsters free of charge. Mayor Bailey pointed out that if a dumpster is damaged *by the customer*, WM charges an ancillary 'container replacement fee' of \$75.00. Councilwoman Lindsay stated WM replaces dumpsters at no charge for normal wear and tear. Mr. Bodrero asked what WM's 'overage charge' is. Mayor Bailey answered that an 'overage charge' can be issued if a dumpster's lid cannot be closed. Councilwoman Lindsay stated she has never seen WM issue an 'overage charge.' Mr. Bodrero asked what the WM's 'contamination charge' includes. Councilwoman Lindsay replied that WM has a list of prohibited contaminants on their website. Mr. Bodrero concluded by stating opposition to a bulk green waste service.

Diane Roundy addressed the Council again. She asked where WM dumps Wellsville resident's garbage. Mayor Bailey answered the Clarkston landfill.

At 6:44 p.m., **Councilman Austin Wood made a motion, seconded by Councilman Bob Lindley, to close the public hearing.**

<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			

Mayor Bailey asked the Council what they propose for **Resolution 2024-02**. Councilwoman Kaylene Ames asserted that the Council needs to obtain and review a copy of CWC's contract with WM. Councilwoman Lindsay pointed out that the raised rate is unfortunate but also unavoidable. At this time, Wellsville City needs to decide if it will continue to subsidize the difference between Logan and WM's solid waste rate or raise the residential single family collection rate. The Council estimated that the city has been subsidizing \$3,500.00 a month for WM's increased rate since October 2023. Resident Diane Roundy asked if rate increases are restricted for WM over the five-year life of the contract. Mayor Bailey replied that the contract has a clause stating rates are subject to diesel prices. City Manager/Recorder Wells said WM is a nationwide company and each service is likely subject to renegotiation. Councilwoman Lindsay repeated that WM's raised rate is unfortunate but unavoidable. Councilwomen Lindsay and Ames recapped that the October 2023 contract was awarded to WM because their bid was lowest. Wellsville City has been asked to act as a liaison between customers and WM. Councilwoman Lindsay reported that her correspondence with WM since October 2023 has been via email. Councilman Lindley agreed the Council needs to review the WM contract, nevertheless WM charges every municipality the same rate structure. He concluded that the proposed resolution is necessary because Wellsville City does not have adequate funding to subsidize \$3,500.00 of WM's bill per month. Mayor Bailey suggested the Council review the contract prior to the May 15, 2024 City Council meeting regarding *bulk* green waste. Tonight's resolution can be amended at that time if needed. The Council then discussed the difficulties policing *bulk* green waste and the benefits of decreasing illegal dumping throughout town. **Councilman Bob Lindley made a motion, seconded by**

Councilman Carl Leatham, to adopt Resolution 2024-02, an adjustment of solid waste collection and disposal fees, curbside recycling fees and curbside green waste fees.

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay
Austin Wood

Next, the Council shall consider accepting the Trails Bid for 2024. City Manager/Recorder Scott Wells led the discussion. A new asphalt trail is proposed along 700 South spanning from 200 East's existing asphalt trail and connecting to the existing trail on the north side of Wellsville Dam. The 8-foot-wide asphalt trail will sit near the edge of the city's 66-foot right-of-way. RAPZ tax funds will be utilized to help finance the proposed asphalt trail. Eight companies bid for the project today. City Manager/Recorder Wells recommended awarding the bid to Next Construction with the lowest bid of \$99,452.00. The highest bid was \$142,455.00. After RAPZ tax funds are utilized, City Manager/Recorder Wells suggested financing the remainder of the project with Capital and the Sidewalk Fund. He pointed out how well used the trail around Wellsville Dam is and stated the proposed extension will be a valuable addition. Councilman Bob Lindley noted that the **Trails Master Plan** proposes connecting Murray Trailhead to Wellsville Dam. He mentioned that the new trail section will be even more beneficial once the city's property east of Wellsville Dam is developed into parks or recreation. City Manager/Recorder Wells stated that sidewalk along 600 South will also soon be under consideration to connect to the Wellsville Dam trail. Councilman Carl Leatham asked when the city intends to pave the 200 East roadway. City Manager/Recorder Wells answered this summer. The 200 East roadway from 300 South to 400 South will be repaved. A single layer of chip and seal will be laid from 400 South to the north edge of the Cooper/Bartholomew Subdivision (Tax ID: 10-088-0001). The Cooper/Bartholomew Subdivision will pave from the existing pavement at 700 South to the northern edge of their property. The Council reviewed the complexities of the 200 South settling roadway. Daniel and Jodie Coleman will also be constructing sidewalk along their 100 East frontage (Tax Id. #10-028-0039) which will connect to the Wellsville Dam trail. The city will construct a box culvert and raise the borrow ditch along the Coleman's parcel. Councilman Leatham recommended eliminating a weed patch by extending the farming of city Parcel Tax Id. #10-030-0005 to the north edge of the existing trail. City Manager/Recorder Wells agreed. **Councilman Bob Lindley made a motion, seconded by Councilwoman Kaylene Ames, to award the 2024 Trail Bid to Next Construction for an additional trail connecting to the Wellsville Dam trail system.**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay
Austin Wood

City Manager/Recorder Scott Wells discussed the third quarter financial report for February 2024. He detailed revenue accounts in the **General Fund** which were over 75 percent: Fee in Lieu, Redemptions, License & Permit Revenue- Building Permits; Intergovernmental Revenue- County Highway Transit Tax, Class C Road Funds, RAPZ Tax; Charges for Services- Sidewalk Fee In Lieu, Zoning & Subdivision Fees, Cemetery Lots & Burials, Cemetery Capital Improve Fund, Miscellaneous; Miscellaneous Revenue- Return Check Fee, City Property Rentals, and Founders Day Revenue. City Manager/Recorder Wells then detailed the increased expenditures: City Council- Employee Insurance; J.P. Court- Supplies; Mayor- Employee Insurance; Administration- Professional/Technical-Other; Cultural Property & Buildings- Supplies and Professional/Technical-Other; Planning & Zoning- Attorney Fees and Engineering; First Responders- Supplies; Road and Class C Funds- Chip and Seal, Equipment Exchange; Cemetery- Professional/Technical-Other, Supplies. City Manager/Recorder Wells concluded his 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 February 2024.**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay
Austin Wood

Department Reports:

Councilwoman Denise Lindsay-

- 1) This summer, sidewalk will be replaced in front of the old public works building on 100 North Center Street (Tax Id. #11-081-0041).
- 2) Councilwoman Lindsay and the Council expressed gratitude for Jerry Cokely's years of service with the Veteran's flag ceremony.
- 3) Food Truck Friday will be held May 17, 2024 from 5-8 p.m.

Councilman Carl Leatham-

- 1) Asphalt patch work along Wellsville Dam's trail system was well done.
- 2) Councilman Carl Leatham pointed out an influx of fisherman fishing off the Wellsville Dam bridge which is prohibited. Pedestrians crossing the bridge must dodge fishing poles, tackle boxes, fish blood and guts. He recommended imposing a fine of \$50 to \$100 for fishing from the bridge. City Manager/Recorder Wells agreed. Councilwoman Kaylene Ames mentioned that the 'No Fishing' signs are faded and need replaced along the bridge. City Manager/Recorder Scott Wells has new signs and will replace the old signs.

Councilwoman Kaylene Ames-

- 1) Councilwoman Kaylene Ames and City Manager/Recorder Wells discussed options to provide supplementary water for new trees planted around the City Square and Wellsville Dam.

Councilman Bob Lindley-

- 1) Soccer and baseball season are mid swing.
- 2) Preparations for the Memorial Day Ceremony are underway.

Councilman Austin Wood-

- 1) The Wellsville Stake Youth have volunteered for the Wellsville City Memorial Day clean up on May 21, 2024 at 6:30 p.m. The youth are asking that the city reimburse funds for hot dogs and pizza. City Manager/Recorder Wells agreed.
- 2) Councilman Austin Wood suggested the summer city employees paint the old public works building at 100 North Center Street (Tax Id. #11-081-0041)
- 3) Councilman Austin Wood asked that the playground at 100 South 100 East be inspected for safety (Tax Id. #10-019-0060). Councilman Wood and Councilwoman Kaylene Ames pointed out that use of the old playground will increase once pickleball courts are in use. The Council then discussed game time limits and the possibility of reserving pickleball courts for tournaments.

City Manager/Recorder's Report:

- 1) Summer road construction will include the 200 South roadway east of Highway 89/91; and 200 East from 300 South to 400 South.
- 2) The sewer line behind the city office will soon be replaced and the parking lot paved (Tax ID: 10-022-0002).
- 3) Wellsville City will work to connect sections of sidewalk throughout the city this summer.
- 4) On April 30, 2024 Wellsville City met with the State of Utah to apply for 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. Total cost of the project including well house infrastructure is estimated to be \$3.5 million. The loan amount is for \$3.2 million at 2.4% interest for a 20-year period. City Manager/Recorder Wells explained that to obtain funding, Wellsville City's water rates must cover a certain percentage of the

loan and
an
additional
25
percent
for
savings.
Wellsvill
e City's
water
rates have
not been
raised
since
2015. A
public
hearing
will be
held to
address
the water
rate
increase
on June
05, 2024.

At 8:00 p.m., Councilman Bob Lindley made a motion, seconded by Councilman Carl Leatham, to adjourn the meeting.

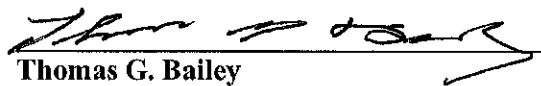
YEA 5

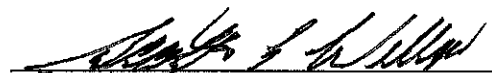
Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay
Austin Wood

NAY 0

ABSTAIN 0

ABSENT 0


Thomas G. Bailey
Mayor


Scott E. Wells
City Manager/Recorder