

MINUTES of the regular **City Council** meeting of Wellsville City held **Wednesday, November 20, 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. Also present was City Manager/Recorder Scott E. Wells. A copy of the Notice and Agenda was mailed to the Mayor and Council members and emailed and faxed to the Herald Journal on November 15, 2024. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present: Richie Benson Tracy Bodrero David Cook
 Deb McBride Megan Petersen Linda Wursten

Opening Ceremony: Councilman Austin Wood

The Council reviewed the amended agenda. Item 6, '*Approval of accounts payable disbursements*' was removed from the agenda. **Councilman Bob Lindley made a motion, seconded by Councilman Austin Wood, to approve the amended agenda with the correction.**

<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 October 02, 2024, regular City Council meeting. **Councilwoman Denise Lindsay made a motion, seconded by Councilman Austin Wood, to approve the minutes of the October 02, 2024, regular City Council meeting.**

<u>YEA 3</u>	<u>NAY 0</u>	<u>ABSTAIN 2</u>	<u>ABSENT 0</u>
Kaylene Ames		Carl Leatham	
Denise Lindsay		Bob Lindley	
Austin Wood			

The Council reviewed the minutes of the November 04, 2024, regular City Council meeting. Councilwoman Kaylene Ames corrected '*Wednesday*' to '*Monday*' on line 1. **Councilman Carl Leatham made a motion, seconded by Councilman Austin Wood, to approve the minutes of the November 04, 2024, regular City Council meeting with the correction.**

<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 November 04, 2024, *executive* City Council meeting. Councilwoman Kaylene Ames corrected '*Wednesday*' to '*Monday*' on line 1. Councilman Austin Wood corrected '*and an additional*' to '*minus*' on line 119. **Councilman Austin Wood made a motion, seconded by Councilman Bob Lindley, to approve the minutes of the November 04, 2024, *executive* City Council meeting with the corrections.**

<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 November 06, 2024, regular City Council meeting. Councilman Austin Wood corrected 'one-density' to 'one-acre density' on line 122. **Councilman Carl Leatham made a motion, seconded by Councilwoman Kaylene Ames, to approve the minutes of the November 06, 2024, regular City Council meeting with the correction.**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay
Austin Wood

At 6:11 p.m., Mayor Thomas G. Bailey opened the meeting for citizen input. There was no public input. At 6:12 p.m., citizen input was closed.

City Manager/Recorder Scott Wells led a discussion on the city's Christmas fund, focusing on pine tree lights. Residents Cade Huskinson and Landon Bartholomew purchased \$1,200 worth of lights and wrapped the city square's pine tree. Donations for the lights, spearheaded by Mr. Huskinson, have reached \$700. Resident Earl Bates lent his boom truck, enabling the duo to wrap 48 feet of the tree. Wellsville City rented a TEC Electric truck to reach the top five feet. The city will remove and store the lights in March for future ceremonies. Mayor Thomas G. Bailey proposed allocating up to \$500 for the remaining light costs and \$250 for the TEC Electric truck rental. The city will provide hot chocolate, tables, and garbage disposal. Councilman Austin Wood offered to arrange hot chocolate, cups, and straws. Councilman Bob Lindley volunteered to bring coolers of hot water. The Christmas tree lighting event will take place on the Saturday after Thanksgiving at 6:00 pm.

Next, City Manager/Recorder Scott Wells discussed the fourth quarter financial report for June 2024. He detailed revenue accounts and increased expenditures in the **General Fund** increased expenditures. After review, **Councilman Bob Lindley made a motion, seconded by Councilman Carl Leatham, to approve the fourth quarter financial report for June 2024.**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay
Austin Wood

City Manager/Recorder Scott Wells presented Wellsville City's 2024 Fraud Risk Assessment. City Manager/Recorder Wells explained that the seven training modules previously viewed by the Council are part of the annual audit. He detailed the city's basic separation of duties, a crucial internal control mechanism that helps prevent fraud. The assessment results showed that Wellsville City Corporation earned 355 points out of 395, indicating a 'Low' level of fraud risk. The Council commended the city office staff for their efforts. **Councilman Austin Wood made motion, seconded by Councilman Bob Lindley, to accept Wellsville City's 2024 Fraud Risk Assessment.**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay
Austin Wood

Department Reports:

Councilwoman Denise Lindsay-

1) December 14, 2024 is National Wreaths Across America Day. Residents of Wellsville City have a meaningful opportunity to pay tribute to over 360 veterans laid to rest in the Wellsville City Cemetery. The City's goal is to adorn each veteran's grave with a wreath this Christmas season. Sponsoring a wreath costs \$17.00. A short program will be held at the cemetery at 10:00 a.m. on December 14, 2024. Donations can be made online at www.wreathsasscrossamerica.org/UTWELL or in person at the city office.

Councilman Carl Leatham-

1) No business or concerns at this time.

Councilwoman Kaylene Ames-

1) No business or concerns at this time.

Councilman Bob Lindley-

1) No business or concerns at this time.

Councilman Austin Wood-

1) Councilman Austin Wood inquired about the need for an evaluation of public works in relation to demand and capacity, considering the city's growth over the past couple of years. City Manager/Recorder Scott Wells noted that a thorough evaluation has not been conducted, as the most recent focus has been on office staff rather than public works. Wells stated that the city is lacking in both office and public works staff. Councilman Bob Lindley asked about comparing costs for hiring employees versus contract labor, considering seasonal fluctuations. City Manager/Recorder Wells explained that the city has previously hired high school students for summer contract labor but plans to advertise for college students in the future. Wells emphasized the need for more mature individuals to fill jobs that teenagers are not equipped to handle.

City Manager/Recorder Report:

1) Two benches will be installed at the pickleball courts and two at the dam.

2) Road tailings from Maverik have been scattered around the Wellsville Dam campground as a road base substitute.

3) Pickleball courts will be shut down as soon as snow falls to prevent damage to the surface. The courts will be secured with locks on the gates, and the nets will be taken down. Councilman Bob Lindley noted court usage is already relatively low. Regarding pickleball court maintenance, City Manager/Recorder Wells mentioned that a leaf vacuum rather than a leaf blower will be used to keep the courts clean next fall.

4) City Manager/Recorder Wells reported that the annual Wellsville City audit took place this week and was completed without any major issues. He expressed relief that the high-stress week was over and commended the auditing firm, Allred Jackson, for their professionalism.

5) Regarding Well #4, City Manager/Recorder Wells explained that flow testing will begin as soon as mud has been flushed out of the system. The flow has been measured at 820 gallons per minute. 800 gallons was the minimum they had hoped for. Mayor Thomas G. Bailey shared that Mendon City's new well along Highway 23 flows at 540 gallons per minute. Councilwoman Denise Lindsay humorously remarked, "We're not named 'Wells'ville for nothing." Councilman Carl Leatham suggested that a gravel trail over the new pipeline would be an ideal spot for a trail.

6) Wells recommended that remaining ARPA funds will be used to replace the waterline on 200 West, from 800 South to 900 South. The existing 8-inch lead-jointed pipe is prone to leaks. Wells noted that the city has identified several other infrastructure projects that need attention, including water leaks and sewer infiltration problems.

7) The city is also working to comply with the Lead and Copper Rule, which requires replacing lead and copper pipes from the mainline to houses. Wells explained that 373 homes in the city have unknown lines, which will need to be identified over the next 10 years. The city has considered seeking federal funding to support this effort but has determined that the loan options available are not feasible. Instead, the city will work to document and replace the affected pipes, with the homeowner responsible for the portion of the pipe from the meter to the house. Councilman Bob Lindley questioned the use of 1980 as a cutoff date for identifying homes with lead and copper pipes, suggesting that a later date, such as 1995 or 2000, might be more accurate. The problem may not lie with the supply lines themselves but with cheap copper fittings from other countries. City Manager/Recorder Wells noted that a Vactor truck can be used to determine a

pipes composition, but this process is time-consuming and expensive.

8) Mayor Bailey reported that the mayor of Logan is Logan City has contracted with J-U-B Engineers, Inc. to construct a 10-million-gallon water tank near First Dam and a transmission line along Canyon Road to the west side of Logan.

Mayor Thomas G. Bailey introduced the *Executive Session*, to discuss the purchase, sale, exchange, or lease of real property. Mayor Bailey executed a sworn statement that the sole purpose of the closed meeting was to discuss these issues. Residents Mr. Benson, Mr. Bodrero, Mr. Cook, Ms. McBride, and Ms. Wursten were excused from the meeting. **At 7:15 p.m., Councilman Carl Leatham made a motion, seconded by Councilman Bob Lindley, to adjourn into a closed session to discuss the purchase, sale, exchange, or lease of real property.**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay
Austin Wood

EXECUTIVE SESSION:

Those present in the closed session 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; and Minute Recorder Megan Petersen.

This executive session was digitally recorded and saved as "Closed Session – City Council Meeting 11/20/2024 (1)".

At 7:59 p.m., Councilman Carl Leatham, seconded by Councilman Bob Lindley, made a motion to reconvene into an open session.

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay
Austin Wood

OPEN SESSION:

The Council determined they had more executive action to discuss. Mayor Thomas G. Bailey introduced the *Executive Session*, to discuss the purchase, sale, exchange, or lease of real property. Mayor Bailey executed a sworn statement that the sole purpose of the closed meeting was to discuss these issues. **At 8:01 p.m., Councilman Carl Leatham made a motion, seconded by Councilman Austin Wood, to adjourn into a closed session to discuss the purchase, sale, exchange, or lease of real property.**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay
Austin Wood

EXECUTIVE SESSION:

Those present in the closed session 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; and Minute Recorder Megan Petersen.

This executive session was digitally recorded and saved as "Closed Session – City Council Meeting 11/20/2024 (2)".

At 8:08 p.m., Councilman Bob Lindley, seconded by Councilman Carl Leatham, made a motion to reconvene into an open session.

<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			

OPEN SESSION:

Councilwoman Denise Lindsay made a motion, seconded by Councilman Bob Lindley, to continue the discussion concerning the purchase, sale, exchange, or lease of real property and gave authorization to City Manager/Recorder Scott E. Wells and Mayor Thomas G. Bailey to proceed on behalf of Wellsville City.

<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			

At 8:09 p.m., Councilwoman Denise Lindsay made a motion, seconded by Councilman Bob Lindley, to adjourn the meeting.

<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			



Thomas G. Bailey
Mayor



Scott E. Wells
City Manager/Recorder