

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, April 17, 2019, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey, Councilwomen Kaylene Ames, and Denise Lindsay, Councilmen Gary Bates, Carl Leatham, and Perry Maughan. City Manager/Recorder Scott Wells was also present. A copy of the Notice and Agenda was mailed to the Mayor and Council members and emailed and faxed to the Herald Journal on April 12, 2019. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

<u>Others Present:</u>	Jennifer Leishman	Jed Willets	Chris Clark
	Jeff Pierce	Tyler Pierce	Art Smith
	Bruce Miller	Kent Larsen	Ron Case
	Sharon Cook	Mattie Mortensen	

Opening Ceremony: Perry Maughan

The Council reviewed the agenda. Perry Maughan made a motion, seconded by Denise Lindsay, to approve the agenda as presented.

<u>YEA 5</u>	<u>NAY 0</u>
Kaylene Ames	
Gary Bates	
Carl Leatham	
Denise Lindsay	
Perry Maughan	

The Council reviewed the minutes of the April 3, 2019 regular City Council meeting. After discussion, Carl Leatham made a motion, seconded by Kaylene Ames, to approve the minutes of the April 3, 2019 regular City Council meeting as presented.

<u>YEA 5</u>	<u>NAY 0</u>
Kaylene Ames	
Gary Bates	
Carl Leatham	
Denise Lindsay	
Perry Maughan	

Payroll is approved through the budget, therefore, the checks approved in the City Council minutes aren't 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, Perry Maughan made a motion, seconded by Denise Lindsay, to approve the City's account payables bills for payment, represented by check number 23237 through 23268.

<u>YEA 5</u>	<u>NAY 0</u>
Kaylene Ames	
Gary Bates	
Carl Leatham	
Denise Lindsay	
Perry Maughan	

Kaylene Ames, representing Wellsville Foundation, thanked Wellsville City for the use of the Wellsville City Square last year for Wednesdays In Wellsville. Ms. Ames stated that the Wellsville Foundation will not be holding Wednesdays In Wellsville this year. The Wellsville Foundation will be spending their time, money, and resources on restoring the tabernacle. Mayor Thomas G. Bailey thanked the Wellsville Foundation for creating and all the hard work on Wednesdays in Wellsville.

City Manager Scott Wells stated that Ryan Higbee came into the Planning Commission for a business license for a health and nutrition business. Mr. Wells stated that Mr. Higbee came in the City Council for a

foot zoning business. Mr. Wells stated that the foot zoning is part of the health and nutrition business. The Level 2 "Home Occupation" granted Mr. Higbee 2 additional cars on his property for the business. Mr. Wells wanted this clarification in the minutes. Denise Lindsay stated that his application stated that classes will be held during the day and not during the winter months. Mr. Wells stated that classes are not happening at the home. The classes will be held at another location.

Jed Willets met with the City Council to discuss options for placing a train car on Wellsville City property as a historical site. Jed Willets stated that about a month ago, he purchased the building that houses the dentist office in Wellsville City. Mr. Willets stated that he has an interest in trains and has access to an original UIC car. It's a motor car, the last remaining UIC car that exists. Mr. Willets stated that trains are a neat part of Wellsville City history. Mr. Willets stated that he would like to place the UIC car across the street on the set of tracks. Mr. Willets handed out a picture of the car's current state. The car is approximately 60 feet long and 9 ½ feet wide. Mr. Willets would like to place the car on the Wellsville City Square. Mr. Willets believes that it won't interfere with soccer fields. Mr. Willets stated that some of this could be used as Eagle projects. Mr. Willets would like to work with the Herald Journal and find people who remember riding the train and getting their histories. Mr. Willets stated that there are different grants that he is willing to go after. Mr. Willets stated that he also believes that this is something that the Historical Committee could help with. Kaylene Ames asked if Mr. Willets has discussed this with the Historical Committee yet. Mr. Willets stated that he has spoke to Kent Larsen about this project. Ms. Ames asked if there is room to display the train car next to his building. Mr. Willets stated no. Perry Maughan suggested tearing down his building and displaying the train car there. Mr. Willets asked why. Mr. Maughan asked why display the train car on city property. Mr. Willets stated that he loves history and it is part of Wellsville City's history. Mr. Maughan asked about maintenance costs and who is going to do the maintenance. Mr. Willets stated that there will be grant money to take care of the maintenance costs. Mr. Willets stated that he is not doing this for another project for Wellsville City to take care of. Mr. Willets stated that he is not trying to bring a burden on Wellsville City. Gary Bates asked if Mr. Willets has a line on running gear. Mr. Willets stated that he has tracks behind a building he owns in Logan. Mayor Thomas G. Bailey asked if the Historical Committee has discussed this project. Kent Larsen stated that the Historical Committee has discussed it in general. Mr. Larsen stated that he presented the information provided to him from Mr. Willets to the Historical Committee. Denise Lindsay asked if Mr. Willets has access to the train car. Mr. Willets stated that the individual that owns it is selling it for \$3,000 and Mr. Willets has \$1,500 of it. Mr. Bates asked about seat frames. Mr. Willets stated that the inside of the train car is empty. Mr. Willets stated that he will go to Heber Valley and hopes to find some seats. Ms. Lindsay asked if the train car would have open access 24 hours a day. Mr. Willets stated that he doesn't believe so. Mr. Willets envisions a museum of sorts with a volunteer schedule. Mr. Bates stated that a restoration grant is usually a matching funds grant. Mr. Bates stated that his gut feeling is that this is a \$250,000 project. Mr. Willets stated that he doesn't think so. Mr. Willets stated that there are enough rail people that a lot can be done on a shoestring budget. Mr. Willets stated that he is looking at a 2-year project. Ms. Lindsay asked what the plan of action is. Ms. Lindsay asked if Mr. Willets would bring the train car in as is and finish it in place. Mr. Willets stated yes. Mr. Willets stated that he is here to get Wellsville City's feeling and if they are open to having it located on the Wellsville City square. Ron Case stated that he hasn't seen the full presentation until tonight. Mr. Case stated that a train car would be neat to have, but there needs to be a plan of action. Mr. Larsen stated that the Historical Committee shows history sites that are marked with a narrative about them. Mr. Larsen stated then people can go around and look at the different unique sites. Mr. Leatham asked if the Historical Committee would be willing to review this project and discuss it with Mr. Willets. Mr. Leatham asked if they would be willing to formulate more of a plan without an answer tonight. Mr. Leatham stated that this is an expensive, major commitment for Wellsville City, but he doesn't want to see it put on the back burner or even off of the stove. Mayor Bailey suggested marking off how big of footprint it would have on the Wellsville City square. Mr. Larsen asked if there is preliminary consent, enough interest in wanting to pursue this project. Mr. Bates stated that the tabernacle has a core group of people, and unless there is a level of commitment, this project would be in danger of becoming an eyesore. From a cost standpoint, this could be a dangerous situation to get into. Mr. Willets believes that the cost of the project is between \$60,000 and \$80,000 with a whole lot of manual labor. Mayor Bailey asked if Wellsville City bought into this project, would Mr. Willets be willing to take the lead on this project. Mr. Willets stated yes. Mr. Willets stated that he would hope with the Historical Committee, there would be a team. Mr. Maughan stated that he would like to see a plan in black and white before Wellsville City

commits to anything. Mr. Willets stated that he would be willing to formulate a plan and take the lead on the project. After discussion, Gary Bates made a motion, seconded by Carl Leatham, to continue this discussion in 4 weeks.

YEA 4

Kaylene Ames
Gary Bates
Carl Leatham
Denise Lindsay

NAY 1

Perry Maughan

Chris Clark met with the City Council to discuss options for building a home on property at approximately 260 West 600 South, Tax I.D. #10-026-0014. Chris Clark stated that he would like to build a home on the property behind Jeff Pierce. Mr. Clark stated that he understands if the property is within 300 feet of a sewer line, he must connect to sewer. Mr. Clark stated that the farthest point is 380 feet, so Mr. Clark would like to be able to install a septic tank. Mr. Clark stated that his frontage would be on 600 South, so he would be willing to hot tap the water line on 300 West and run it to the farthest property line. Mr. Clark stated that he would also install a fire hydrant. Mr. Clark stated that he spoke to the neighbor to the south and they are not willing to develop yet. Mr. Clark would like to install a gravel road and is willing to maintain it. Gary Bates stated that Kevin Maughan has gravel on a dedicated road. Mayor Thomas G. Bailey stated that Jared Gunnell also has a gravel road to his home. Mr. Bates stated that gravel placed correctly could lend itself to future asphalt. Carl Leatham suggested placing the gravel towards the middle of the road more. Perry Maughan asked what the Wellsville City code states. Mr. Clark stated that he could not find it in the code. Mr. Maughan stated that Mr. Clark is responsible for 22 feet of asphalt. Mr. Clark asked if he was responsible for 22 feet of asphalt the entire length of his frontage. Mr. Maughan stated that Mr. Clark is responsible for 22 feet of asphalt from 300 West to the end of his property. Mr. Maughan stated that Wellsville City should run the sewer line 80 feet and Mr. Clark could run the sewer line 300 feet so that he can connect to it. Mr. Maughan would like to see Wellsville City finish the water line and loop it. Mr. Maughan stated that a manhole would be necessary. Mr. Maughan suggested shooting the grade, review from both 200 West and 300 West. Mr. Clark asked about a pioneer agreement. Mayor Bailey stated that Maverik instituted a pioneer agreement for 7 years. City Manager Scott Wells asked if a pioneer agreement could be executed longer. Mr. Bates stated that City Manager Jay Nielson would know that answer. Mayor Bailey asked that if Wellsville City allows a gravel road, Mr. Clark would maintain until asphalt is installed. Mr. Bates stated that it would not be a through road, just an access. Mayor Bailey stated that the water line will come from 300 West, it will be an 8-inch line, and it will run to the east side property line. Mr. Maughan stated that the water line should go through to 200 West and that it is looped. Mr. Bates stated that this may fall under the pioneer agreement. Mayor Bailey stated that Mr. Clark will need to place fire hydrants per Wellsville City code. Mayor Bailey stated that if Wellsville City runs the sewer line 80 feet from 200 West, Mr. Clark will run it to his west property line. Mr. Clark asked if Wellsville City is going to bore 200 West. Mr. Maughan stated that Wellsville City needs to treat everyone the same. Denise Lindsay stated that at the last City Council meeting, Wellsville City made a citizen connect to the sewer that was within 300 feet and go over a waterway. Ms. Lindsay stated that this property is over 300 feet away from a sewer line, so Mr. Clark should not have to connect to the sewer. Mayor Bailey asked if the property had been subdivided. Mr. Clark stated no. Mr. Clark stated that he wanted to have a conversation with Wellsville City before they decide if they should subdivide the property and build a home. Mr. Clark stated that Mr. Pierce owns 1 ½ acres. Mr. Leatham reviewed all the issues: gravel road, water, fire hydrant(s), sewer (code says within 300 feet, property is not within 300 feet), bore 200 West, extend sewer 80 feet, and manhole. Mr. Clark thanked the City Council for their time.

Art Smith met with the City Council to discuss options for funding tree trimming in Wellsville City. Mr. Smith stated that he sat through the USU presentation that was presented to the City Council a couple of weeks ago. Mr. Smith stated that we all want the trees to last if possible. Mr. Smith stated but what happens if they don't. Mr. Smith would like to see Wellsville City educate the citizens about the issues with the trees. Mr. Smith stated that he counted the number of Ash trees along Center Street and Main Street. There are 214 Ash trees if you include in the number the Ash trees around the Wellsville City Square. Mr. Smith stated that to remove and replace these trees would cost approximately \$600 per tree. Mr. Smith asked that the City Council think about solutions and options to fund this cost. Mr. Smith

thanked the City Council for their time. Kaylene Ames stated that the USU Extension Service evaluated the trees around the Wellsville City Square. Ms. Ames stated that they are coming again on May 4, 2019 to train the State Tree & Beautification volunteer. Ms. Ames stated that until there is more information concerning this issue, there is nothing to share with the citizens. Ms. Ames suggested Wellsville City have their own nursery and use all their resources. Mayor Thomas G. Bailey thanked all those involved for their time and efforts.

Bruce Miller met with the City Council to discuss action for non-compliance for City and State Code for a business in Wellsville City. City Manager Scott Wells stated that Wellcome Mart has had 3 offenses in the past year selling alcohol to minors. There were 2 offenses in 2018 and 1 offense in 2019. Mr. Wells stated that the requirement is training within 30 days. Mr. Wells stated that he has spoke with Mr. Miller and he is revamping his new hire checklist. Mr. Wells stated that Mr. Miller will also require the management group to have extra training. Bruce Miller stated that the supervisors have had the training. Mr. Wells stated that he and Mr. Miller have discussed the offenses. Mr. Wells stated that Wellsville City needs and wants Wellcome Mart to have successful. Mr. Wells stated that Wellcome Mart needs to do better. Mr. Wells stated that Wellsville City needs assurance that Wellcome Mart will do better. Mr. Wells stated that in talking with Mr. Miller, he is getting his ducks in a row. Kaylene Ames asked if Mr. Miller has his employee's i.d. everyone. Mr. Miller stated that he has told his employees if it is not obvious that the individual is over 40 years old, then i.d. them. Mayo Thomas G. Bailey stated that if an individual comes into Wellcome Mart that is not knows by the employees, they are crazy not to i.d. them. Mr. Miller agrees. Mr. Miller stated that he has reviewed the information that is required by the State, and there are a lot of new regulations by the State. Mr. Miller stated that there has been some turnover with the staff. Mr. Miller stated that Wellcome Mart needs to be in complete compliance. Mr. Miller stated that he is scrambling to figure out what training is needed. Mayor Bailey stated that he doesn't want it to come to the point that Wellsville City must pull Wellcome Mart's beer license. Mayor Bailey stated that he wants Wellcome Mart to be successful. Carl Leatham stated that Wellsville City has no desire to see Wellcome Mart fail, but the fourth violation will hurt the business, not just the employee. Mayor Bailey stated that Wellsville City would love to help in any way they can. Mr. Miller stated that he appreciates that. Mr. Wells stated that a mass training of employees would be great. Mr. Miller apologized and stated that people make mistakes. Mr. Miller stated that he promises to do everything they can to come into compliance. Mayor Bailey thanked Mr. Miller for attending this City Council meeting.

The City Council discussed the option for the Mayor and City Council to participate in individual write-ups for each member on the City's website. Mayor Thomas G. Bailey stated that John Cox, developer of the City's new website, would like a biography of each member of the City Council. Kaylene Ames asked if there is a template that they could follow. City Manager Scott Wells stated that he would contact Mr. Cox to see if there is a template.

The City Council discussed the option of installing stop signs at 300 South 200 West. City Manager Scott Wells stated that a concerned citizen called the office and would like a stop sign installed at this intersection. There is currently a yield sign installed at this intersection. Perry Maughan stated that he has installed stop signs the last few days. Mr. Maughan stated that Wellsville City can't be responsible for everyone's actions. Mr. Maughan stated that the citizens must be responsible for their own actions. Denise Lindsay stated that Gary Saxton approached her and stated that he seen that Wellsville City approved adding more stop signs. Ms. Lindsay stated that Mr. Saxton asked if a stop sign could be removed. Ms. Lindsay stated that she instructed him to come in and discuss the issue with the City Council. City Manager Scott Wells stated that Deputy Cottle will have Sheriff Chad Jensen attend the May 1 City Council meeting to discuss this issue. Mr. Wells stated that law enforcement is focusing on stop signs and will have a report on May 1, 2019. Gary Bates suggested that Mr. Wells respond to the concerned citizen that Wellsville City is investigating a traffic study to develop proper utilization of traffic control devices for protection of the citizens. After discussion, Carl Leatham made a motion, seconded by Kaylene Ames, to continue this discussion at a future City Council meeting.

YEA 5
Kaylene Ames
Gary Bates

NAY 0

Carl Leatham
Denise Lindsay
Perry Maughan

The City Council discussed the water shut-off fee of \$25 for the first offense and \$200 for all other offenses. City Manager Scott Wells provided a breakdown of the cost of shutting water off. The cost of shutting water off during working hours is \$24.95. The cost of shutting water off after hours is \$68.85. Mr. Wells stated that the concept of the \$200 fee is to try and get citizens to pay their utility bill. A reset period was discussed. After discussion, Gary Bates made a motion, seconded by Carl Leatham, to raise the first water shut-off fee to \$50 for the first offense, \$200 for all other offenses, and a 3-year reset period.

YEA 5

NAY 0

Kaylene Ames
Gary Bates
Carl Leatham
Denise Lindsay
Perry Maughan

City Manager Scott Wells presented the Wellsville City 2nd quarter financial statement. Mr. Wells reviewed with the City Council the General Fund, Capital Projects Fund, Water Fund, Sewer Fund, and Stormwater Fund. Mr. Wells also reviewed the percentage of each account that has been used. After discussion, Denise Lindsay made a motion, seconded by Perry Maughan, to accept the Wellsville City 2nd quarter financial statement.

YEA 5

NAY 0

Kaylene Ames
Gary Bates
Carl Leatham
Denise Lindsay
Perry Maughan

The City Council discussed the proposed amendment to the subdivision code establishing a fee-in-lieu for all future sidewalks in Wellsville City. City Manager Scott Wells stated that he is continuing to work on this issue. Mr. Wells stated that Perry Maughan wanted concrete curbs out of the equation. Mr. Wells stated that he reworded it to say, 'concrete curbs or drainage swales are required'. Mr. Wells asked if the City Council was ready for a public hearing on this issue. Most said yes. After discussion, Gary Bates made a motion, seconded by Carl Leatham, stating that they agree with how the proposed amendment is written.

YEA 4

NAY 1

Kaylene Ames
Gary Bates
Carl Leatham
Denise Lindsay

Perry Maughan

Department Reports:

Carl Leatham – 1) RAPZ money for the Wellsville Tabernacle – still available – haven't spent any of it yet – have 2 years to spend it.

Perry Maughan – 1) Bonding – someone from Young Poulsen should be calling City Manager Scott Wells back – talk about annexation before bonding.

2) Infrastructure – water lines and system – run a line up 400 North or drill a well – City Manager Scott Wells will check with City Engineer Chris Breinholt and follow up.

3) Mount Sterling – use wells and hook in so that Mt. Sterling still has water – City Manager Scott Wells will check with City Engineer Chris Breinholt and follow up.

Kaylene Ames – 1) Princess Pageant – Wellsville Elementary School – April 27, 2019 at 7:00 p.m. – has 5 girls participating.

Denise Lindsay – 1) Great success with advertising for Youth Council Adult Leaders – Mamie Hammer and Jeremy Cannahill will be helping – suggested running background checks on both individuals.

2) Spoke to John Cox last Friday – willing to help with anything – the new website should be up and running soon.

City Manager/Recorder's Report:

Scott Wells – 1) Green waste is overflowing – will install more signs.

2) Mark Thompson – moving forward – met with USU to see if they would be willing to participate in the intersection, and USU proposed purchasing the property from Mr. Thompson.

3) Individual that is proposing a grocery store – met with him and UDOT today – moving forward.

4) Elementary School property – installing pit run gravel – gave them the clay material.

5) John Spence is mowing the cemetery – Kim Gittins is mowing the rest of the parks – 3 teenagers to trim around headstones.

6) Detention pond at the Public Works Facility is overflowing – tomorrow will be pumping it into the sewer system.

7) Heritage Southwest Estates – sewer flow is higher than normal, and they don't understand why – will continue to watch it.

8) Eagle Scout Project to paint chairs has been completed.

9) Red Slide – storm drains are rotted out and the grates are falling through – need to get fixed ASAP.

10) Discussing increasing property taxes but wondering if Wellsville City should increase water and sewer fees instead of property taxes – handed out a chart that compares Wellsville City to other cities in Cache Valley – would be easier to justify.

11) East Field Irrigation – lawsuit again Wellsville City because of Sharp Transportation project – met with Miles Jensen today.

At 9:16 p.m., Carl Leatham made a motion, seconded by Denise Lindsay, to adjourn the meeting.

YEA 5

Kaylene Ames

Gary Bates

Carl Leatham

Denise Lindsay

Perry Maughan

NAY 0


Thomas G. Bailey
Mayor


Scott Wells
City Manager/Recorder