

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, June 5, 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 June 3, 2019. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

<u>Others Present:</u>	Jennifer Leishman	Brian Chambers	Chris Clark
	Jeff Pierce	Paul Cooper	James Cooper
	Leona Cooper	Jayden Gnehm	Mariah Gnehm
	Kirt Lindley	Art Smith	Mamie Hammer

Opening Ceremony: Gary Bates

The Council reviewed the agenda. City Manager Scott Wells stated that items #10 and #11 canceled. Perry Maughan made a motion, seconded by Gary Bates, 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 May 15, 2019 regular City Council meeting. After discussion, Gary Bates made a motion, seconded by Carl Leatham, to approve the minutes of the May 15, 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 Kaylene Ames, to approve the City's account payables bills for payment, represented by check number 23378 through 23434, and to allow City Manager Scott Wells to investigate solar energy for pumping stations.

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

Art Smith asked if Wellsville City would be interested in removing 6 or 7 cottonwood trees that are in his backyard but are on city property. Mr. Smith stated that there is a blanket of cotton on his lawn and he is unable to use his yard during the day. Gary Bates stated that the trees are not in good condition. Kaylene Ames stated that the Shade Tree and Beautification Committee is in the middle of doing a tree inventory of the city. Ms. Ames asked if Mr. Smith was willing to measure, identify, and number the trees so that it is recorded. Mr. Smith stated that he is willing to do that. Mayor Thomas G. Bailey suggested that Mr. Smith work with Kaylene Ames on this project.

Mamie Hammer met with the City Council to introduce herself. Ms. Hammer will be the advisor working with the Wellsville City Youth Council. Ms. Hammer stated that she and her family moved to Wellsville in the fall of 2018. She is from Ogden, has 10 siblings, and has 11 children ranging in ages from 17 years old to 5 months. Mayor Thomas G. Bailey thanked Ms. Hammer for taking on this role to serve Wellsville City.

At 6:10 p.m., conduct the following public hearings in order:

First, the City Council shall receive public input and recommendation from the Planning Commission, then consider for approval amending the City Code Title 11 Subdivision Regulations, Chapter 5 entitled "Requirements for Improvements Reservation and Design", section 8 entitled "Sidewalks, Curb and Gutter", to repeal the entire section as it currently reads and to adopt a new section 8. Carl Leatham stated that the Planning Commission discussed this issue and the only question they had was if curb and gutter would be required or not. Mr. Leatham stated that curb and gutter was added so that the City Council has the option to require curb and gutter, but most would use swales. Brian Chambers stated that he lives in the Sterling Ridge Subdivision. There is no curb and gutter in the subdivision. Mr. Chambers stated that he didn't know there was a difference. Mr. Chambers stated that ditches were created and are used to funnel water. Mr. Chambers stated that it looks great. Mr. Chambers stated that in the winter, the water freezes and washes the asphalt away. Mr. Chambers stated that if the snowplow goes off into the ditch, it throws landscape rocks into yards. Mr. Chambers stated that Wellsville City should look for reasons to install curb and gutter. Chris Clark stated that if curb and gutter is required, Wellsville City would be required to follow the Storm Water Act, and something would need to be done with the water such as a detention pond.

At 6:15 p.m., the public hearing was closed.

Perry Maughan stated that the code has been modified to include a slope ratio of 8:1. Mr. Maughan stated that Wellsville City has moved to swales because of the cost of curb and gutter. Mr. Maughan stated that he believes Wellsville City is doing the right thing in order to save the citizens tax money. Mr. Maughan stated that Wellsville City can't afford curb and gutter. Gary Bates stated that the change in the code has to do with a fee in lieu of sidewalks. The intent is that developers are treated more fairly. Mr. Bates stated that everyone will be paying into a sidewalk fund. Mr. Bates stated that curb and gutter is not relevant. Carl Leatham stated that in paragraph 3, sub-paragraph 2, the last sentence states general vicinity. Mr. Leatham asked if the meaning of general vicinity had been defined. Denise Lindsay stated that she remembers general vicinity being defined as within 1 mile of the area. Mr. Bates stated that safe routes to school was also discussed. City Manager Scott Wells stated that reality is the focus will be on downtown, schools, and parks. It will benefit all that contribute. After discussion, Denise Lindsay made a motion, seconded by Perry Maughan, to **ADOPT CODE AMENDMENT 2019-01 adopting AN AMENDMENT AMENDING THE WELLSVILLE CITY CODE, TITLE 11, SUBDIVISION REGULATIONS, CHAPTER 5, REQUIREMENTS FOR IMPROVEMENTS RESERVATION AND DESIGN, SECTION 8 SIDEWALKS, CURB AND GUTTER.**

YEA 5

NAY 0

Kaylene Ames
Gary Bates
Carl Leatham
Denise Lindsay
Perry Maughan

Second, the City Council shall receive public input and recommendation from the Planning Commission for the request from Chris Clark for the code and the zoning map to be amended to rezone the property at 598 South 300 West in Wellsville, Tax ID #10-026-0014 from RA-1 (Residential-1 Acre) to R-1-12 (Residential-12,000 SF Min.). Carl Leatham stated that when this issue was discussed at the Planning Commission meeting, the property is adjacent. Ruth Maughan thought that the property was already zoned R-1-12. Mr. Leatham stated that the property owned by the Roundy's is recorded as 2 separate lots. Mr. Leatham stated that in the opinion of the Planning Commission, it is a legal standing request. Chris Clark stated that it cleans up the zoning map. City Manager Scott Wells stated that this notice is discussing

property owned by Jimmy Steward and Jeff Pierce only.

At 6:26 p.m., the public hearing was closed.

Carl Leatham stated that it makes sense to rezone the property to R-1-12. It is consistent with the other half of the block. After discussion, Carl Leatham made a motion, seconded by Gary Bates, to **ADOPT CODE AMENDMENT 2019-02 adopting AN AMENDMENT AMENDING THE WELLSVILLE CITY CODE, TITLE 10, LAND USE REGULATIONS, WHICH INCLUDES AMENDING THE ZONING MAP TO REZONE CERTAIN PROPOERTY FROM RA-1 RESIDENTIAL AGRICULTURE ZONE TO R-1-12 12,000 SF. MINIMUM.**

YEA 5

NAY 0

Kaylene Ames
Gary Bates
Carl Leatham
Denise Lindsay
Perry Maughan

Third, the City Council shall receive public input, then consider for possible approval the concept plan for the Wide Canyon View Subdivision consisting of 3 lots located at approximately 215 West 500 South, Tax ID #10-026-0001. Carl Leatham stated that the Planning Commission stated that this is consistent with the zoning of the area and approved this request with no reservations. There was a concern from some of the neighbors about the smaller lots. Kaylene Ames asked if any of the lots are pre-sold. Jayden Gnehm stated that none of the lots are sold, but there are some neighbors that are interested.

At 6:36 p.m., the public hearing was closed.

Perry Maughan wished Jayden Gnehm good luck with this project. After discussion, Carl Leatham made a motion, seconded by Kaylene Ames, to approve the concept plan for the Wide Canyon View Subdivision consisting of 3 lots located at approximately 215 West 500 South, Tax ID #10-026-0001.

YEA 5

NAY 0

Kaylene Ames
Gary Bates
Carl Leatham
Denise Lindsay
Perry Maughan

Wellsville City Irrigation Company met with the City Council to discuss pressurized irrigation system study for Wellsville City and surrounding areas. Mayor Thomas G. Bailey stated that the Wellsville City Irrigation Company has contacted Branson Engineering to perform a study for a pressurized irrigation system. Mayor Bailey stated that the Wellsville City Irrigation Company will spend \$12,500 for the study. The study will include only the irrigation water district as it stands now. Mayor Bailey stated that if Wellsville City would add \$2,500, Branson Engineering will study other areas of Wellsville City. Denise Lindsay asked if this would help with pumping issues. Carl Leatham stated that it would keep people from using culinary water and use secondary water for landscaping. Mr. Leatham asked if there is money in the budget for this project. City Manager Scott Wells stated that he believes it is important and will prioritize it. Mayor Bailey stated that the areas that they are discussing can't use canal water for irrigating. Perry Maughan asked if this will affect Wellsville City rights when they want to drill wells in other places. Mayor Bailey stated that Wellsville City has 1,800 plus shares from the canal company that can't be used for a well. Mr. Maughan asked that Wellsville City be careful and make sure that their water rights are still intact. Mayor Bailey stated that in order to make this work, Wellsville City would need to have a detention pond to pump the water in and to regulate it. Mayor Bailey suggested using Wellsville Dam as a detention pond. Mr. Leatham asked if the irrigation system would be gravity fed. Mayor Bailey stated that some would. Mr. Leatham asked if Wellsville City could find a higher spot for the detention pond. Mr. Maughan stated that there is a 350,000-gallon tank at the gravel pit. Kirt Lindley stated that Wellsville City couldn't

pump to a tank that is out of the water district. Mayor Bailey stated that Wellsville City would need to run lines along the road in the right-of-way. After discussion, Perry Maughan made a motion, seconded by Carl Leatham, to pay up to \$2,500 to Branson Engineering for a pressurized irrigation system study.

YEA 4

Kaylene Ames
Carl Leatham
Denise Lindsay
Perry Maughan

NAY 0

ABSTAIN 1

Gary Bates

City Manager Scott Wells presented the Wellsville City 3rd quarter financial statement. Mr. Wells reviewed with the City Council the General Fund, Capital Projects Fund, Water Fund, Sewer Fund, and Stormwater Fund. After discussion, Carl Leatham made a motion, seconded by Denise Lindsay, to accept the Wellsville City 3rd quarter financial statement.

YEA 5

Kaylene Ames
Gary Bates
Carl Leatham
Denise Lindsay
Perry Maughan

NAY 0

Department Reports:

Carl Leatham – 1) Between City floats – currently working on new float.

Gary Bates – 1) Asked if Wellsville City has talked to Jimmy Stewart and Jeff Pierce about connecting to the sewer – suggested sending letters to them now – allow a period of time to connect.

2) Recreational maintenance – hours each month – thinking about hiring a retired person in the future – review it.

Perry Maughan 1) Roads & crack sealing – 700 South and 800 South complete – slurry seal coming after July 1 – need to have signs up that men are working.

2) Water – replaced pressure reducing valve at Tom Maughan's.

3) Need an air vent.

4) CVTD – coming to Wellsville – add to agenda – invite Todd Butler and the Herald Journal.

5) Clearing all flowers from the cemetery on Friday.

Kaylene Ames – 1) Removing trees on City Square – asked about trees located on the LDS Church property – needs to work with the LDS Church.

2) Shade Tree & Beautification Committee will be working on Saturday – extension service will be showing them how to use the tree inventory app. Asked about posting a press release on Facebook – yes.

3) Thanked Carl Leatham – new float will be awesome.

Denise Lindsay – 1) RAPZ Tax – haven't heard yet.

2) Website – City Manager Scott Wells will talk to Jennifer Hendricks about it.

City Manager/Recorder's Report:

Scott Wells – 1) Individual that wanted to build a grocery store – met with Associated Foods – not feasible at this time.

2) Splash pad is up and running now.

3) Clair Cooper – doesn't want to oversee the Sham Battle anymore – suggested Dustin Coleman or Lee Maughan.

4) Cache County Sheriff's Office is doing a media blitz with DNA and fingerprint kits for children – looking for a pick-up place – Wellsville City offices will be the location.

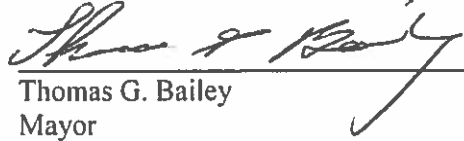
5) Would like to ban shepherd's hooks from the cemetery – asked the City Council to think about it.

At 8:20 p.m., Gary Bates made a motion, seconded by Perry Maughan, 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