



Gary Bates  
Carl Leatham  
Denise Lindsay

Mamie Hammer met with the City Council. Ms. Hammer stated that she is the Wellsville City Youth Council Advisor. Ms. Hammer stated that the Wellsville City Youth Council opening social will be held on July 26, 2019 at 7:00 p.m. at the Wellsville City Square. The Wellsville City Youth Council will also conduct elections that night. Ms. Hammer stated that the mayor and council members elected that night will shadow Mayor Thomas G. Bailey and the City Council members. Ms. Hammer is requesting a time commitment from the Mayor and City Council members. Ms. Hammer asked that they contact her or Councilwoman Denise Lindsay. Mayor Thomas G. Bailey thanked Ms. Hammer for her time.

Spencer Felt met with the City Council to discuss a proposed Wellsville Reservoir Fishing Access for his Eagle Scout project. Spencer Felt handed out a map of his project. Spencer Felt stated that his project includes removal of plants; building stairs made from railroad ties and gravel, and creating a space at the bottom of the stairs to stand on and fish off of. Spencer Felt stated that he is requesting 3 yards of gravel or road base, \$120.00 for 8 high-grade railroad ties, and \$4.00 for seeds. City Manager Scott Wells asked how Mr. Felt would the gravel would be delivered, the back of a pickup truck or piled somewhere and use a wheelbarrow. Matt Felt stated that they would borrow a dump trailer for the gravel. Carl Leatham asked that they not park or cross over the trail in the pickup truck. The trail can't support that much weight. After discussion, Gary Bates made a motion, seconded by Kaylene Ames, to approve the Eagle Scout project for Spencer Felt, and that Wellsville City will donate 3 yards of gravel and \$124.00.

YEA 4  
Kaylene Ames  
Gary Bates  
Carl Leatham  
Denise Lindsay

NAY 0

Chief Jerald Leishman met with the City Council to discuss firework restrictions for Wellsville City over the July 24, 2019 holiday. Chief Leishman stated that with the wet spring, there were no restrictions for July 4, 2019. However, it is very dry now. Chief Leishman stated that restrictions are put in place every year. The proposed restrictions for this year are west of 200 West and south of 900 South. Chief Leishman stated that the fire department approaches the City Council every year for these restrictions, and asked that they be added as a permanent City ordinance so there is no confusion. Carl Leatham asked if there were any suggestions for the northern border. Chief Leishman stated that there are no problems or concerns on the north end. After discussion, Gary Bates made a motion, seconded by Carl Leatham, to establish firework restrictions for July 24, 2019 west of 200 West, south of 900 South, starting 2 days prior and 2 days after July 24, 2019, and to add this item to a future City Council agenda so that it can become part of the City ordinance.

YEA 4  
Kaylene Ames  
Gary Bates  
Carl Leatham  
Denise Lindsay

NAY 0

Mervin Weeks met with the City Council for a business license. Mervin Weeks stated that he has met with the Planning Commission and has completed their requests. The canopy has been set up onsite and the entrance has been graveled. Carl Leatham stated that there was a lengthy discussion help between Mr. Weeks and the Planning Commission. This is a conditional use, seasonal business, so there were some concessions made on Wellsville City's part. There were many conditions placed on the business. The street trees will be concentrated at the entrance, other landscape requirements, no setback on the fence line other than the 10-foot easement, and the fences along Highway 89/91 and Center Street must be approved through UDOT. Gary Bates stated that this fruit stand will be similar to the fruit sales in Lehi. Mr. Bates stated that he is not thrilled with a temporary structure. Mr. Bates stated that the temporary structure has to

be engineered. Otherwise, Wellsville City will have temporary structures popping up all over town. Mr. Weeks stated that the canopy was engineered when it was purchased. Mr. Bates suggested that the county building inspector come out and inspect the temporary structure. City Manager Scott Wells stated that Wellsville City would issue a zoning clearance, which there is no cost to Wellsville City. Once it is taken to the county, there will be cost for the inspection. Mr. Bates suggested that Mr. Weeks come before the City Council in 2 years to see where this business stands. After discussion, Gary Bates made a motion, seconded by Carl Leatham, to approve the business license for Mervin Weeks with the conditions that the temporary structure and location be inspected by the county building inspector, that 30 days after business opening Mr. Weeks has proof of an inspection in hand, and that Mr. Weeks returns to the City Council in 2 years to see where this business stands.

YEA 4

NAY 0

Kaylene Ames  
Gary Bates  
Carl Leatham  
Denise Lindsay

Joseph Egbert met with the City Council for a business license. Joseph Egbert stated that he is requesting a Level 2 "Home Occupation" business license. Mr. Egbert stated that his business is construction work, specifically concrete flat work. Mr. Egbert stated that he will park his vehicles behind the edge of his home. Mr. Egbert stated that he has 2 to 3 trailers that will be parked behind his home. Mr. Egbert stated that he understands that no more than 2 employees can park their vehicles at his home. Mr. Egbert stated that most of the time the employees meet him at the jobsite. Mr. Egbert stated that the Planning Commission discussed a fence, and he has a contractor that is giving him an estimate on that. Carl Leatham stated that Mr. Egbert did submit a Level 2 "Home Occupation" application. Mr. Leatham stated that a Level 2 "Home Occupation" does allow for 2 additional vehicles for employees, but like Mr. Egbert stated, most of the time the additional employees will be meeting him at the jobsite. Mr. Leatham stated that the Planning Commission explained the Mr. Egbert that he can use up to 25% of his property to store his equipment onsite. Mr. Leatham stated that this is a residential area; therefore, a fence was discussed. Mr. Leatham stated that the Planning Commission did approve a Level 2 "Home Occupation" permit for Mr. Egbert. After discussion, Carl Leatham made a motion, seconded by Denise Lindsay, to approve the business license for Joseph Egbert at 171 East 200 South.

YEA 4

NAY 0

Kaylene Ames  
Gary Bates  
Carl Leatham  
Denise Lindsay

Jayden Gnehm met with the City Council to present for possible approval the Preliminary Plat for the Wide Canyon View Subdivision consisting of 3 lots located at approximately 215 West 500 South, Tax ID #10-026-0001. Jayden Gnehm stated that he is looking for approval for the Preliminary Plat. Carl Leatham stated that Mr. Gnehm has reviewed the comments from City Engineer Chris Breinholt. Mr. Leatham stated that on the concept plat, lot 1 and lot 2 were 82 ½' wide. The Preliminary Plat shows lot 1 and lot 2 100 feet wide. Mr. Leatham stated that he feels this blends better with the neighborhood. Mr. Gnehm asked if this is when they discuss sidewalk. City Manager Scott Wells stated yes. Mr. Wells stated that Mr. Gnehm submitted his application before the change in the sidewalk ordinance requiring sidewalk or fee in lieu. Mr. Leatham stated that historically, sidewalk has been installed on the north side of the street, and this subdivision is on the north side of the street. Mr. Leatham asked about the sidewalk to the east. Mr. Wells stated there is no sidewalk to the east. Denise Lindsay stated that she would like to see the sidewalk installed. Mr. Leatham stated that the plan is to have sidewalk everywhere in Wellsville City. Gary Bates stated that normally he would disagree, but this sidewalk is running north and south. Mr. Bates agrees that there needs to be sidewalk installed in this location. Mr. Gnehm asked if the sidewalk is installed and 20 years down the road it needs to be repaired, who is responsible to repair the sidewalk. Mayor Thomas G. Bailey stated that Wellsville City repairs the sidewalk. After discussion, Carl Leatham made a motion, seconded by Gary Bates, to approve the Preliminary Plat for the Wide Canyon View Subdivision consisting

of 3 lots located at approximately 215 West 500 South, Tax ID #10-026-0001, and that sidewalk will be required.

YEA 4

NAY 0

Kaylene Ames  
Gary Bates  
Carl Leatham  
Denise Lindsay

Deputy Brandon Muir and Deputy Kolter Cottle met with the City Council. They reviewed the traffic analysis report at 200 East 200 South and 300 South 100 West. It was discussed that this tool could be used to make decisions concerning stop sign applications. Gary Bates suggested that Wellsville City formulate a statement for the newsletter concerning these traffic analysis reports. Mayor Thomas G. Bailey thanked Deputy Muir and Deputy Cottle for their work.

City Manager Scott Wells met with the City Council to discuss changing the Wellsville City easement on 800 South through the US Forest Service property to access the Lindley Water Reservoir. Mr. Wells handed out a map of the area. Mr. Wells located the trailhead on 800 South. Mr. Wells explained that there is an easement through the property. Mr. Wells stated that the county owns the right-of-way and the US Forest Service owns the property. Mr. Wells pointed out the area where a gate is located. Mr. Wells stated that the gate is not user-friendly. Mr. Wells stated that the US Forest Service is willing to work with Wellsville City to obtain a user-friendly gate. Mr. Wells stated that the US Forest Service has asked that Wellsville City change the easement to the proposed roadway. The current easement will be turned into native plants and vegetation. Mr. Wells suggested that Wellsville City waits until the proposed road is in place and adequate, then change the easement. After discussion, Gary Bates made a motion, seconded by Kaylene Ames, to approve the recommendation from the US Forest Service to change the access to encompass the new road that is being built.

YEA 4

NAY 0

Kaylene Ames  
Gary Bates  
Carl Leatham  
Denise Lindsay

City Manager Scott Wells met with the City Council to discuss the line of succession for Wellsville City Mayor and City Council. Mr. Wells stated that Utah Division of Emergency Management is updating this chart for every town in the state. Mr. Wells asked for suggestions. The line of succession is Mayor Thomas G. Bailey, Mayor Pro-tem, which is Kaylene Ames for 2019, and then the Senior City Councilmember, which is Gary Bates. After discussion, Carl Leatham made a motion, seconded by Gary Bates, to approve the line of succession for Wellsville City Mayor and City Council.

YEA 4

NAY 0

Kaylene Ames  
Gary Bates  
Carl Leatham  
Denise Lindsay

The City Council discussed the property tax increase presentation for Wellsville City 2020. City Manager Scott Wells stated that the Mayor and City Council has discussed the needs for the property tax increase. Mr. Wells stated that he has spoke to Smithfield City, who is proposing a 100% tax increase. Mr. Wells stated that a public hearing will be held on August 21, 2019 at 7:00 p.m. Mr. Wells stated that Smithfield City suggested a 2-way training. The training will consist of the needs of Wellsville City for the property tax increase and then training/education on the chart located on the back of the property tax notice and what portion Wellsville City receives. Mayor Thomas G. Bailey recommended that Denise Lindsay explain the working of property tax and that City Manager Scott Wells explain some of the needs of Wellsville City. Mr. Wells proposed Wellsville City holding their rate every year.

Department Reports:

Carl Leatham – 1) Email about service project – any suggestions – replace damaged bench at Wellsville Dam. Service project will take place on August 2, 2019.

Gary Bates – 1) Work with another City to hire a code enforcement officer – Hyrum City is looking to hire a part-time code enforcement office – asked that we talk to Hyrum City.

2) Gravel trucks on 400 North – installed weight signs, then they can be picked up – look into gross vehicle weight signs.

3) RAPZ tax – received \$45,000 – have Jones & Associates working on a sprinkler setup to put out for bid this fall and install early spring – discussed starting with a landscape architect and producing a design to build RFP.

Kaylene Ames – 1) Sham Battle meeting – yes.

2) Trees have been trimmed at the Splash Pad and Park.

3) Founder's Day is just around the corner.

4) Previous City Council meeting – asked if she wanted to take over the float – been pondering it. Looking to have plans to change the float every year. Carl Leatham stated that there were specific instructions given that the old float was to remain intact until the new float was ready. Many comments have been made concerning the new float. A very lengthy discussion was held.

Denise Lindsay – 1) Cache County Fair – city booth – haven't seen or heard anything about it.

2) New website is up and running.

City Manager/Recorder's Report:

Scott Wells – 1) Green waste bins – not alone – every City is having problems – discussing this issue at the next City Manager's meeting – some cities have been forced to install cameras.

2) Vandalism occurring at the cemetery – camera system for the green waste and cemetery that can shine in 2 directions.

3) Splash Pad – rough time getting it to shut off, testing equipment to try to get it fixed.

4) Road project – start Friday, July 19, 2019 on 300 East from Main Street to 300 South.

At 9:00 p.m., Carl Leatham made a motion, seconded by Denise Lindsay, to adjourn the meeting.

YEA 4

Kaylene Ames  
Gary Bates  
Carl Leatham  
Denise Lindsay

NAY 0



Thomas G. Bailey  
Mayor



Scott E. Wells  
City Manager/Recorder