

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, August 7, 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 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 August 2, 2019. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present: Jennifer Leishman Brandon Bates Earl Bates
Natalie Bates Michael Hardy Chris Hardy
Holly Hardy Garrett Johnson Julie Johnson
Jayden Gnehm Art Smith

Opening Ceremony: Denise Lindsay

The Council reviewed the agenda. Carl Leatham made a motion, seconded by Gary Bates, to approve the agenda as presented.

YEA 5 NAY 0
Kaylene Ames
Gary Bates
Carl Leatham
Denise Lindsay
Perry Maughan

The Council reviewed the minutes of the July 17, 2019 regular City Council meeting. After discussion, Gary Bates made a motion, seconded by Kaylene Ames, to approve the minutes of the July 17, 2019 regular City Council meeting as presented.

YEA 5 NAY 0
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, Denise Lindsay made a motion, seconded by Carl Leatham, to approve the City's account payables bills for payment, represented by check number 23619 through 23667.

YEA 5 NAY 0
Kaylene Ames
Gary Bates
Carl Leatham
Denise Lindsay
Perry Maughan

Art Smith stated that when he and his wife moved into their home, they did a lot of landscaping. Mr. Smith stated that the roots from the cottonwood trees are becoming a problem and damaging his yard. Mr. Smith asked what the status of the possibility of removing the trees close to his yard on City property along the east property line. Kaylene Ames stated that willow trees came down in the last wind storm, and so that willow tree needs to be removed, which will happen in the next day or two. There are trees that are a safety issue and Wellsville City has a limited budget. Ms. Ames stated that Mr. Smith is on the list to have the trees removed, but it is a very long list.

Brandon Bates and Michael Hardy met with the City Council to discuss putting in a personal water craft dock at the Wellsville Dam for an Eagle Scout project. Michael Hardy stated that they would like to build a kayak/canoe dock at Wellsville Dam. Brandon Bates handed out a sketch of the proposed dock. Brandon Bates also handed out different colors of wood for the dock that the City Council could pick from. Brandon Bates stated that the location of the dock would be next to the large parking lot at the lower bank. Michael Hardy stated that the base of the dock would be cement, which they would need help to prepare it and make it look nice. Brandon Bates stated that supplies for the dock would be \$922. Michael Hardy asked if Wellsville City would be willing to pay \$466, which is half of the cost. Perry Maughan asked what type of wood the dock would be constructed of. Brandon Bates stated that it is trex. Carl Leatham stated that a freestanding dock would work for a canoe, but he doesn't know if it would work for a kayak. Mr. Leatham suggested a slope approach to the water, and maybe even a little of the dock submerged in the water. Mr. Leatham asked what the frame work would be made of. Brandon Bates stated it would be constructed of treated timbers. Gary Bates asked how much the water drops at the Wellsville Dam in one year. Mayor Thomas G. Bailey stated that the water level is pretty steady, maybe six inches. Gary Bates suggested building materials that can be submerged with a ramp on one end. Gary Bates stated that summer is slipping by, so he suggested that Wellsville City give them a budget and some direction, and then coordinate the project and return to City Council if needed. Mr. Leatham suggested that Brandon Bates and Michael Hardy contact the DWR or Park Service to see what materials they use that can be submerged in water. Gary Bates stated that he hasn't seen any official kayak docks completed. Gary Bates suggested that he and Carl Leatham work on this project with Brandon Bates and Michael Hardy. Mayor Bailey asked if the dock changes the insurance for Wellsville City. City Manager Scott Wells stated that he didn't know, but would discuss the issue with risk management. Mayor Bailey stated that Brandon Bates and Michael Hardy needed to contact Clint Kerr, the president of the Wellsville Irrigation Company about this project. Gary Bates suggested giving them a budget of \$500. Mayor Bailey stated that if they run into any problems, then they return to the City Council. After discussion, Gary Bates made a motion, seconded by Carl Leatham, to approve the Eagle Scout project for Brandon Bates and Michael Hardy with the conditions that there is a concrete sidewalk and kayak dock, a budget of \$500 from Wellsville City, coordinate with Clint Kerr who is the president of the Wellsville Irrigation Company, coordinate the project with Gary Bates and Carl Leatham, and design enhancements.

YEA 5

NAY 0

Kaylene Ames
Gary Bates
Carl Leatham
Denise Lindsay
Perry Maughan

Garrett Johnson met with the City Council to discuss the design options for a Wellsville City flag as an Eagle Scout project. Garrett Johnson stated that he took all of the feedback he received at the last meeting to design a flag for Wellsville City. Mr. Johnson stated that the City Council wanted to see the Wellsville mountains as part of the picture. Mr. Johnson stated that he contacted a local artist, who is also a scout, to draw the outline of the Wellsville mountains. Mr. Johnson stated that the design could be used as the new flag as well as a new City logo. Mr. Johnson showed the City Council several examples of the flags that he created. Denise Lindsay stated that she loved the mountains as the focal point. Carl Leatham stated that he liked the mountains to represent Wellsville City. Mr. Leatham suggested a blue background with white outline of the mountains and white writing. Mr. Johnson made a few changes to his example. The City Council liked the changes that Mr. Johnson made. It was suggested that Mr. Johnson find embroiders, cost, and how many flags are needed. Size of the flags were also discussed. The City Council stated that they would need a size smaller than 4' by 6', so maybe 3' by 5'. Mayor Thomas G. Bailey stated that when Mr. Johnson has found an embroider and a cost, contact City Manager Scott Wells to discuss the number of flags needed. Mayor Bailey asked that Mr. Johnson then begin to work on a decal for Wellsville City. After discussion, Kaylene Ames made a motion, seconded by Carl Leatham, to approve the design by Garrett Johnson for a flag for Wellsville City with a blue background and white outline of mountains and writing.

YEA 5

NAY 0

Kaylene Ames

Gary Bates
Carl Leatham
Denise Lindsay
Perry Maughan

Jayden Gnehm met with the City Council to discuss options for the fee in lieu for sidewalk for the Wide Canyon View Subdivision. Jayden Gnehm stated that he is wondering what the possibility is of him using the fee in lieu of sidewalk. Mr. Gnehm stated that he understands it is up to the City Council if they allow him to do this or not. Carl Leatham stated that the new fee in lieu of sidewalk code was in place, but Mr. Gnehm applied under the old code. Mr. Leatham stated that the fee in lieu of sidewalk would work for all or a portion of 500 South and all of 200 West. Gary Bates stated that the sidewalk could be extended by piping the ditch or install sidewalk across the street. Denise Lindsay stated that if monies are paid into the sidewalk fund, it is a special account that is strictly for sidewalks. Mr. Gnehm stated that he likes the idea and thinks that it would be more useful. Perry Maughan stated that he has never met a developer yet that wants to install a sidewalk. Mayor Thomas G. Bailey stated that the ditch is a natural flow ditch and the problem is the size of pipe. Mayor Bailey stated that the water can't back up behind the homes. Mr. Bates suggested installing a grate between the sidewalk and the road. Mr. Leatham asked how much of the sidewalk is missing. City Manager Scott Wells stated that he believes there is 50 to 60 feet of missing sidewalk. Mr. Leatham asked if the monies could be used to make improvements to the ditch. Mr. Bates asked if Mr. Gnehm is on a time frame or could the City Council take two weeks to review it. Ms. Lindsay stated that she approves of the fee in lieu of sidewalk. Mayor Bailey stated that the fee would be for sidewalk around the lot. Ms. Lindsay stated that Wellsville City would need to research the fair market value of sidewalks, obtain three different bids for the square footage of sidewalk. Mr. Gnehm stated that Mr. Wells has a quote. Mr. Wells stated that he has two quotes, one quote is \$14.13 per linear foot and the second quote is \$13.00 per linear foot. Mr. Gnehm stated that he obtained two quotes, one quote is \$10.32 per linear foot and the second quote is \$10.25 per linear foot. Perry Maughan stated that the quote has to be to City specifications for sidewalks. Mr. Gnehm stated that he doesn't have City specifications for sidewalks. Mr. Maughan suggested that Mr. Gnehm obtain a copy of the City specifications for sidewalks and then obtain three bids to City specifications. Mr. Wells asked if the City specifications would be on raw land or replace. Ms. Lindsay stated that it would be new construction. Mr. Maughan suggested that City Engineer Chris Breinholt review the bids. Mr. Bates stated that the fee in lieu of sidewalks will need to be tracked on a spreadsheet. Mayor Bailey asked if Wellsville City could install the pipe for the ditch with the monies or just install the sidewalk. Ms. Lindsay stated that the monies could be used for any improvements that are needed for the sidewalk. Mr. Leatham stated that this would need to be tracked if or when a sidewalk improvement district is established. Mr. Wells suggested that City Engineer Chris Breinholt compile 3 to 4 bids to City specifications and take the average. After discussion, Denise Lindsay made a motion, seconded by Perry Maughan, to approve Jayden Gnehm to pay the fee in lieu of sidewalk for the Wide Canyon View Subdivision of approximately 165 feet of sidewalk along 200 West and 330 feet of sidewalk along 500 South, based on the average of four bids according to City specifications.

YEA 5
Kaylene Ames
Gary Bates
Carl Leatham
Denise Lindsay
Perry Maughan

NAY 0

City Manager Scott Wells met with the City Council to discuss the asphalt contracts for 2019 road project. The bids were as follows:

Parsons	Asphalt - \$98,765 and Tailings - \$89,094
Johnsons	Asphalt - \$94,259 and Tailings - \$85,257

Mr. Wells proposed that Wellsville City contract with Johnsons for the 2019 road project. Mr. Wells stated that this is for 300 East and the driveway to the Public Works building. Gary Bates asked if this asphalt will hold up the best for Wellsville City. Mr. Wells described the mixture of asphalt for Wellsville City.

After discussion, Gary Bates made a motion, seconded by Denise Lindsay, to approve Johnsons for the asphalt contract for 2019 road project.

YEA 5

NAY 0

Kaylene Ames
Gary Bates
Carl Leatham
Denise Lindsay
Perry Maughan

Department Reports:

Carl Leatham – 1) Thanked Kaylene Ames for the improvements to the float.

2) There are a number of dead fish at Wellsville Dam back by the bridge.

3) Fee in lieu of sidewalks – not very specific on recording, but it will be recorded on the deed as discussed tonight.

4) Future City Council – encourage a trail or sidewalk on 200 West.

Gary Bates – 1) If Wellsville City already has a clean sheet on the cost of Founder's Day, then okay. But if there is not a clean sheet, then it is something that should be worked on.

2) Property purchased from Cache County School District – still waiting on Hickman Title – will work on title this week.

3) Solicit ideas for property purchased from Cache County School District – add to newsletter and/or website.

4) New land use code – public notice – yes. Discussed property at 100 East 300 South going west, south side of the road – reluctant to hold people accountable for gross negligence. Discussed hiring a part-time law enforcement officer. Discussed talking to City Attorney Miles Jensen about writing a letter.

5) Trees – less than 10 years ago, Wellsville City offered to give people \$100 to trim or remove trees on city property. Asked if City Attorney Miles Jensen will research it to see if Wellsville City has the ability to put the responsibility back on the home owners.

Mayor Thomas G. Bailey – 1) Founder's Day – asked Carl Leatham and Gary Bates to pray at the Patriotic Program – yes.

2) Marshal of the Day – Dave Leishman, Duane Roundy, John Spence.

Perry Maughan – 1) Slurry seal – coming Monday – doing 3 blocks.

Kaylene Ames – 1) Trees in sad shape on the old elementary school property – starting to trim them.

Denise Lindsay – 1) Asked if the linear price of sidewalk includes installation – yes, preparation, lay, and seal.

2) Spoke to Justin Lewis from Smithfield City and he gave her some tips for the property tax increase public hearing that will take place on August 21, 2019.

City Manager/Recorder's Report:

Scott Wells – 1) Senate Bill 52 – passed 2019 legislation - meter all people that Wellsville City supplies water to, design and pay for. This needs to be complete by December 31, 2019. Discussed turning it over to the Wellsville City Irrigation Company – hook on at no charge and supply a meter – provide services to citizens, but the gain isn't that great. This is his thought process. Discussed approaching the Wellsville City Irrigation Company.

2) Senate Bill 136 – transportation reinvestment zone – BRAG is on board and pushing it in Cache Valley. Hyrum and Nibley want to develop 4400 South, and then jog over and become 4300 South in Wellsville City. Wellsville City is pushing for a traffic light at 4300 South. This is a discussion point at the City Manager's meeting. Wellsville City is working with a developer and doesn't know if wants to be on board. Will keep having a discussion about it.

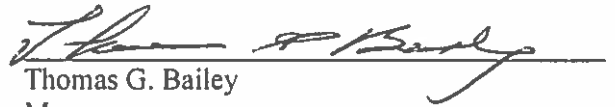
- 3) Taffy for Founder's Day parade – get it from a factory in SLC – different flavors – yes.
- 4) Road project is going well.


At 8:49 p.m., Perry Maughan made a motion, seconded by Carl Leatham, to adjourn the meeting.

YEA 5

Kaylene Ames
Gary Bates
Carl Leatham
Denise Lindsay
Perry Maughan

NAY 0


Thomas G. Bailey
Mayor


Scott E. Wells
City Manager/Recorder