

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, February 19, 2020, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey, Councilwoman Kaylene Ames, Councilmen Bob Lindley, Perry Maughan, and Chad Poulsen. 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 February 14, 2020. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present:

Jennifer Leishman
Art Smith

Nathan Chambers

Carl Leatham

Opening Ceremony:

Perry Maughan

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

YEA 4

NAY 0

Kaylene Ames
Bob Lindley
Perry Maughan
Chad Poulsen

The Council reviewed the minutes of the February 5, 2020 regular City Council meeting. Bob Lindley made a motion, seconded by Chad Poulsen, to approve the minutes of the February 5, 2020 regular City Council meeting as presented.

YEA 4

NAY 0

Kaylene Ames
Bob Lindley
Perry Maughan
Chad Poulsen

Councilwoman Denise Lindsay arrived at the meeting at 6:06 p.m.

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, Kaylene Ames made a motion, seconded by Chad Poulsen, to approve the City's account payables bills for payment, represented by check number 24327 through 24348.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Perry Maughan
Chad Poulsen

There was no one in attendance for citizen input.

Mervin Weeks was to meet with the City Council to discuss options of the inspection or seasonal removal for the carport awning located at his business at approximately 975 South Center. City Manager Scott Wells stated that Mervin Weeks was issued a conditional use permit for his business, Weeks Berries. Some of the conditions placed on the business were a site plan, a landscape plan, and the canopy among others. Mr. Wells read from the Site Report issued by City Planner Jay Nielson. It stated that if the canopy was to stay up, it needed to be inspected for snow load and anchored in the ground so it does not blow away. Mr. Wells stated that Mr. Weeks did not want to have an inspection on the canopy. Mr. Wells stated that Mr. Weeks would have to come before the City Council to ask for that condition to be removed. Mr. Wells

stated that last week, Mr. Weeks came into the office to get his business license and Mr. Wells would not give it to him because he did not have drawings of the canopy or the inspection. Mr. Wells stated that Mr. Weeks brought the drawings of the canopy tonight, so Mr. Wells will take them into the county tomorrow morning and have the canopy inspected. Denise Lindsay asked when Mr. Weeks came into City Council last year. Mr. Wells stated that the application was dated May 1, 2019. Ms. Lindsay stated that Mr. Weeks should not get a business license until the conditions are met. Mr. Wells stated that Mr. Weeks can do what he is doing until he builds a barn. Mr. Wells stated that history will be Mr. Weeks' worst enemy. Bob Lindley asked if all 9 conditions had to be met. Mr. Wells stated no. The first phase is that Mr. Weeks could install a canopy and sell berries. The second phase is to build a barn and landscaping. Mayor Thomas G. Bailey stated that Carl Leatham was in on this discussion and asked if Mr. Leatham had anything to add. Carl Leatham stated that Mr. Weeks was giving 30 days to come into compliance or his business license would be revoked. Chad Poulsen asked when phase 2 would begin. Mr. Wells stated that he did not know. Mr. Wells stated that Mr. Weeks had a graduate class from USU working on the plan and landscaping. Mr. Weeks told Mr. Wells that he would like City Planner Jay Nielson involved, but did not give a timeline. After discussion, Chad Poulsen made a motion, seconded by Denise Lindsay, to continue this discussion at a future City Council meeting.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Perry Maughan
Chad Poulsen

Nathan Chambers met with the City Council to present for possible approval the Final Plat for the Chambers Subdivision consisting of 2 lots (1 additional building lot) from 500 South 100 West to 144 West, Tax ID #10-029-0012. Nathan Chambers stated that he has made all of the requested changes and asked if there were any questions. Perry Maughan asked if City Engineer Chris Breinholt had reviewed the Final Plat. City Manager Scott Wells stated that the corrections are from City Engineer Chris Breinholt. Mr. Maughan asked about sidewalks. Mr. Chambers stated that he has opted to pay the fee in lieu of sidewalk. Mr. Wells stated that the price that he has is \$20.74 per linear. There is 333.78 linear feet. Mayor Thomas G. Bailey stated that Mr. Wells received four bids for the sidewalk and took the average of those four bids. Chad Poulsen stated that the Planning Commission approved the Final Plat with the condition of the note concerning the garage be added to the Final Plat. After discussion, Bob Lindley made a motion, seconded by Perry Maughan, to approve the Final Plat for the Chambers Subdivision consisting of 2 lots (1 additional building lot) from 500 South 100 West to 144 West, Tax ID #10-029-0012, with the conditions that the corrections from City Engineer Chris Breinholt be completed, and that Mr. Chambers will pay the fee in lieu of sidewalk.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Perry Maughan
Chad Poulsen

Mayor Thomas G. Bailey presented the names of Jeff Bailey and Chad Lindley to the City Council for possible approval to serve as members of the Planning Commission. Mayor Thomas G. Bailey stated that Jeff Bailey will serve as a member of the Planning Commission and Chad Lindley will serve as an alternate member of the Planning Commission. Denise Lindsay asked if both individuals had accepted. Mayor Bailey stated yes. Perry Maughan stated that these are two good people who will do a fine job. After discussion, Chad Poulsen made a motion, seconded by Denise Lindsay, to approve Jeff Bailey and Chad Lindley to serve as members of the Planning Commission.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Perry Maughan
Chad Poulsen

Department Reports:

Denise Lindsay – 1) Was asked if there is a well in Wellsville City that people can fill up drinking water jugs – no.

2) RAPZ Tax applications are due March 6 – City Manager Scott Wells suggested a two pickle ball courts and resurfacing the tennis court.

Bob Lindley – 1) Still looking for a new baseball director – previous baseball director still sitting on the fence – would be willing to help someone learn.

2) Memorial Day ceremony – list of past speakers – ask Gary Bates.

Chad Poulsen – 1) Planning Commission – reviewed road by Caine Dairy that is proposed by Mark Thompson – City Manager Scott Wells handed out copies of what Mr. Thompson is proposing. It does go along with the Wellsville Master Road Plan. Mr. Wells stated that he is meeting with Nibley, Hyrum, and Cache County concerning a 4300 South road. They are beginning the studies with UDOT now. Mr. Wells stated that Wellsville City will help with gravel. The cost was \$25,000, now it is looking like it will be \$21,000 – 11,000 ton has to be to State specs, 15,000 ton of pit run from Wellsville City gravel pit.

Kaylene Ames – 1) Arbor Day – April 4, 2020 at 10:00 a.m. at the Wellsville Dam Park – will be dedicating 2 trees.

2) Update from Brown Monument – City Manager Scott Wells will follow up.

3) Jeff Anderson – idea of saving all the trees that Art Smith planted – working with a Scout troop to make it happen.

4) Applying for a grant - \$10,000 State, \$5,000 Wellsville City, and \$5,000 Wellsville Foundation.

City Manager/Recorder's Report:

Scott Wells – 1) Handed out a flyer that will be part of the March Newsletter – Emergency Tech System – Smithfield and Providence both have an emergency tech system - \$1,500 per year which gives Wellsville City 25,000 texts. Wellsville City can purchase more texts if needed.

2) Sherwood Hills – meeting with them tomorrow at 11:00 a.m. – steps to take for development.

At 6:59 p.m., Perry Maughan made a motion, seconded by Bob Lindley, to adjourn the meeting.

YEA 5

Kaylene Ames
Bob Lindley
Denise Lindsay
Perry Maughan
Chad Poulsen

NAY 0



Thomas G. Bailey
Mayor

Scott E. Wells
City Manager/Recorder