

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, June 17, 2020, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey, Councilwomen Kaylene Ames and Denise Lindsay, and Councilmen Bob Lindley, Perry Maughan, and Chad Poulsen. City Manager/Recorder Scott Wells and City Planner Jay Nielson were 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 12, 2020. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present: Jennifer Leishman Craig Smith

Opening Ceremony: Mayor Thomas G. Bailey

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

<u>YEA 4</u>	<u>NAY 0</u>	<u>ABSTAIN 1</u>
Kaylene Ames		Perry Maughan
Bob Lindley		
Denise Lindsay		
Chad Poulsen		

The Council reviewed the minutes of the June 3, 2020 regular City Council meeting. Denise Lindsey made a motion, seconded by Bob Lindley, to approve the minutes of the June 3, 2020 regular City Council as presented.

<u>YEA 5</u>	<u>NAY 0</u>
Kaylene Ames	
Bob Lindley	
Denise Lindsay	
Perry Maughan	
Chad Poulsen	

Payroll is approved through the budget, therefore, the checks approved in the City Council minutes are not 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, Chad Poulsen made a motion, seconded by Kaylene Ames, to approve the City's account payables bills for payment, represented by check number 24676 through 24715.

<u>YEA 5</u>	<u>NAY 0</u>
Kaylene Ames	
Bob Lindley	
Denise Lindsay	
Perry Maughan	
Chad Poulsen	

There was no one in attendance for citizen input.

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

First, the City Council shall receive public input, then consider for possible approval a resolution opening all the City 2019/2020 budgets and making interdepartmental transfers and adjustments to balance the budgets. Mayor Thomas G. Bailey stated that this is a public hearing and asked if there was any public comment. There was none.

At 6:11 p.m., the public hearing was closed

Mayor Thomas G. Bailey asked if the City Council had any questions. There were none. After discussion, Kaylene Ames made a motion, seconded by Perry Maughan, to approve **RESOLUTION 2020-06 A RESOLUTION OPENING THE 2019/2020 FISCAL YEAR GENERAL FUND, CAPITAL PROJECTS FUND, WATER FUND, SEWER FUND, AND STORM WATER FUND, BOTH OPERATING AND CAPITAL BUDGETS, PREVIOUSLY ADOPTED AND MAKING TRANSFERS AND ADJUSTMENTS AND AUTHORIZING CERTAIN INTERDEPARTMENTAL TRANSFERS WITHIN.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Perry Maughan
Chad Poulsen

At 6:12 p.m., receive public input, then consider for possible approval a resolution setting the salaries and benefits for city employees for 2020/2021. City Manager Scott Wells stated that full-time employees received a 2% increase in pay. Mayor Thomas G. Bailey stated that this is a public hearing and asked if there was any public comment. There was none.

At 6:13 p.m., the public hearing was closed.

Mayor Thomas G. Bailey asked if the City Council had any questions. There were none. After discussion, Bob Lindley made a motion, seconded by Kaylene Ames, to approve **RESOLUTION 2020-07 A RESOLUTION ESTABLISHING THE SALARY AND SALRY RANGES AND BENEFITS FOR THE EMPLOYEES OF WELLSVILLE CITY, COVERING THE BUDGET YEAR JULY 1, 2020 THRU JUNE 30, 2021.**

YEA 4

NAY 0

ABSTAIN 1

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

Perry Maughan

At 6:16 p.m., receive public input, then consider for possible adoption a code amendment setting the salaries and benefits of statutory officers and elected officials for 2020/2021. Mayor Thomas G. Bailey stated that this is a public hearing and asked if there was any public comment. There was none.

At 6:17 p.m., the public hearing was closed.

Perry Maughan suggested that the roles of City Manager and City Recorder be split. Mr. Maughan asked that the City Council think about making this change. Mayor Thomas G. Bailey discussed the salaries of the elected positions. Denise Lindsay stated that the County Council raised their pay so that it would cover the cost of the insurance premium if a member of the County Council opted into their insurance. If the County Council member opted out of the insurance, then they get to take the paycheck home. Mr. Maughan stated that he agrees with Mayor Bailey. Ms. Lindsay asked if these salaries received the percentage increase. City Manager Scott Wells stated that the City Manager, City Recorder, City Treasurer, and Justice of the Peace all received the percentage increase. Mr. Wells stated that the Justice of the Peace is treated the same as a full-time employee. After discussion, Bob Lindley made a motion, seconded by Perry Maughan, to adopt **CODE AMENDMENT 2020-02 AN AMENDMENT OF THE WELLSVILLE CITY CODE FOR THE PURPOSE OF SETTING SALARIES AND BENEFITS FOR THE ELECTED AND STATUTORY OFFICERS FOR FISCAL YEAR JULY 1, 2020 THRU JUNE 30, 2021.**

YEA 5

NAY 0

Kaylene Ames

Bob Lindley
Denise Lindsay
Perry Maughan
Chad Poulsen

At 6:24 p.m., receive public input, then consider for possible approval a resolution adopting the 2020/2021 operating and capital budgets for the General Fund, Capital Projects Fund, Water Fund, Sewer Fund, and Storm Water Fund. Mayor Thomas G. Bailey stated that this is a public hearing and asked if there was any public comment. There was none.

At 6:25 p.m., the public hearing was closed.

Mayor Thomas G. Bailey asked if the City Council had any questions. Denise Lindsay asked if City Manager Scott Wells was concerned about anything. City Manager Scott Wells stated that he is concerned about the Court. Mr. Wells stated that in the past, the Court has remained in the black. Mr. Wells stated that he is concerned that the Court will be unable to cover their expenses. After discussion, Denise Lindsay made a motion, seconded by Chad Poulsen, to approve **RESOLUTION 2020-08 A RESOLUTION APPROVING AND ADOPTING THE FISCAL 2020/2021 OPERATING AND CAPITAL BUDGETS FOR WELLSVILLE CITY'S GENERAL FUND, CAPITAL PROJECTS FUND, WATER FUND, SEWER FUND, AND STORM WATER FUND.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Perry Maughan
Chad Poulsen

At 6:29 p.m., receive public input, then consider for possible approval a resolution setting the dollar value for the "Fee in Lieu of Water" dedication transfer upon development and/or subdividing for 2020/2021. Mayor Thomas G. Bailey stated that this is a public hearing and asked if there was any public comment. There was none.

At 6:30 p.m., the public hearing was closed.

Mayor Thomas G. Bailey asked if the City Council had any questions. Perry Maughan asked what the dollar value was last year. City Manager Scott Wells stated that this is the second year that the dollar value has been \$4,500. Mr. Maughan stated that he wants to make sure that Wellsville City is getting their bang for their buck. Mr. Wells stated that Wellsville City can purchase shares of water. Mr. Maughan asked if this is for individual lots. Mr. Wells stated no, it is for subdivisions that are 1-acre density or higher. After discussion, Bob Lindley made a motion, seconded by Kaylene Ames, to approve **RESOLUTION 2020-09 A RESOLUTION SETTING THE FEE IN LIEU OF WATER DEDICATION-TRANSFER TO THE CITY UPON ANNEXATION, DEVELOPMENT AND/OR SUBDIVING AT \$4,500 PER ACRE FOOT FOR THE CITY'S FISCAL 2020/2021 YEAR.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Perry Maughan
Chad Poulsen

At 6:33 p.m., the City Council shall receive public input, then along with a recommendation from the Planning Commission, to consider for approval a code amendment to ratify Chapter 10.15.010 titled Residential Site Development Standards to set the height and size of accessory structures in Wellsville City. Mayor Thomas G. Bailey stated that this is a public hearing and asked if there was any public input. There

was none.

At 6:34 p.m., the public hearing was closed.

City Planner Jay Nielson stated that it has come to the attention of the Planning Commission that the accessory uses in table 10.15.010 need changes made to it to bring it more inline with reality. Mr. Nielson stated that the square foot requirements are too small, so changes have been made to that. Mr. Nielson stated that there have also been changes made to the coverage requirements. Mr. Nielson reviewed all the changes with the City Council. Bob Lindley questioned the 25% of total footprints of all buildings on a lot. Perry Maughan stated that he would like to see the 25% increased. Denise Lindsay thinks that 25% is too low. Mr. Nielson stated that the concern was building a large metal shop on a small lot and it adversely affecting the neighbor. Mr. Nielson stated that the reasonable thing to do would be to increase it to 30% or 35%. Mr. Lindley asked if it could be addressed tonight or maybe in the future. Mr. Maughan stated that he would feel more comfortable going to 30% or 35%. Ms. Lindsay stated that she agrees. Mayor Thomas G. Bailey suggested sending this issue back to the Planning Commission to approve the 30% or 35%. Mr. Nielson reviewed more of Chapter 10.15.010 with the City Council. Ms. Lindsay asked if setbacks were a common practice or just something that is done in Wellsville City. Mr. Nielson stated that setbacks are a common practice. Mr. Nielson suggested that the coverage requirement in the RSF and ROS ½ change to 35% and ROS1, RAC-5, and RCA remain at 25%. After discussion, Perry Maughan made a motion, seconded by Bob Lindley, to adopt **CODE AMENDMENT 2020-03 AN AMENDMENT AMENDING THE WELLSVILLE CITY CODE, CHAPTER 10.15.010, RESIDENTIAL SITE DEVELOPMENT STANDARDS** with the change that the coverage requirement in the RSF and ROS ½ change to 35% and ROS1, RAC-5, and RCA remain at 25%.

YEA 4

Kaylene Ames
Bob Lindley
Denise Lindsay
Perry Maughan

NAY 1

Chad Poulsen

Craig Smith met with the City Council to present for possible approval the Final Plat for the Leishman Estate Subdivision consisting of 3 lots total, located at approximately 150 West 300 North, Tax ID #11-081-0058. Craig Smith stated that the last time he met with the City Council; the City Council requested some changes be made to the Final Plat. Mr. Smith stated that the changes have been made and he is seeking approval of the Final Plat. Mayor Thomas G. Bailey asked the City Council if they had any questions. Chad Poulsen asked about the existing ditch on the east side of lot 3. City Manager Scott Wells stated that the ditch was used for drainage. Mr. Wells suggested a swale be established along the east side of lot 3. Mr. Wells stated that with home and grass, the problem may take care of itself because they will not flood irrigate as they do now. Perry Maughan asked if Mr. Smith is giving up the water rights. Mr. Smith stated no, they are staying with the property. Mr. Maughan stated that is a lot of sprinkling which needs to be addressed. Mayor Bailey stated that it is addressed by the irrigation company which states you must keep irrigation water on your own property. Mr. Smith stated that if the property owners utilize their water rights, they can drop a pump in the ditch and pump the water onto their lawns. After discussion, Bob Lindley made a motion, seconded by Denise Lindsay, to approve the Final Plat for the Leishman Estate Subdivision consisting of 3 lots total, located at approximately 150 West 300 North, Tax ID #11-081-0058.

YEA 5

Kaylene Ames
Bob Lindley
Denise Lindsay
Perry Maughan
Chad Poulsen

NAY 0

The City Council discussed and made a decision concerning Founder's Day activities on September 7, 2020. Mayor Thomas G. Bailey stated that at the beginning of the year, each City Councilmember was given assignments for Founder's Day. Mayor Bailey asked what each City Councilmember's feelings were concerning Founder's Day. Mayor Bailey stated that Hyrum City is having fireworks on July 3, 2020 and they have corporate sponsors. Chad Poulsen stated that he has talked to a lot of people concerning Founder's Day. The consensus is to hold Founder's Day, but they are afraid that no one will show up, specifically vendors and parade floats. Perry Maughan stated that with the way COVID-19 has spiked in Cache Valley, his concern is keeping people 6 feet apart. Mr. Maughan stated that he does not want to be responsible for another outbreak. Bob Lindley stated that he has been fighting with baseball and softball. Mr. Lindley stated that he would hate to have Wellsville City be the cause of Cache County School District shutting down because someone was infected. Mr. Lindley stated that he would hate to have people point the finger at Wellsville City. Denise Lindsay stated that she spoke with Margo Pierce wondering if the City Council had decided about Founder's Day. Ms. Lindsay stated that her concern with the parade is that no other city is having a celebration, and no one will have floats. City Manager Scott Wells stated that if no one can get into the church houses because of liability, why would Wellsville City open themselves up for it. Mayor Bailey stated that Cache County is going ahead with the fair and rodeo. Mayor Bailey asked what the City Council would like to do. Mr. Lindley stated that Wellsville City could have no events or some events, and what events would Wellsville City have. Mr. Lindley stated that if they have some events, then Wellsville City will get flack over every event that was cancelled. Mr. Lindley asked how to justify part of the events and not all. Mayor Bailey stated that Wellsville City could host the golf tournament, the tennis tournament with no doubles unless they are related, and the softball tournament. Mr. Lindley stated that the last event he wants to be over is a softball tournament because he does not want to have to police it. Mr. Poulsen stated that Wellsville City could hold a flag ceremony. Mayor Bailey stated that the rodeo committee wants to hold a rodeo. Mr. Poulsen stated that he does not want to see Founder's Day completely shut down. Mr. Maughan stated that Wellsville City could have the cannon, a flag ceremony, and a golf tournament. Kaylene Ames stated that the Historical Committee could host a cemetery tour. Mr. Maughan asked about a movie in the park. Mr. Poulsen suggested having the patriotic program on zoom. Mr. Lindley stated that the older citizens who are the citizens that mainly attend the patriotic program do not know what zoom is. Mayor Bailey asked about the outstanding citizen and stated that he/she could be invited to City Council and honored there. Mr. Lindley stated that he does not think Wellsville City could pull off a patriotic program. Mayor Bailey stated that he does not know where Wellsville City would hold the patriotic program. Mr. Maughan suggested having soloists for the patriotic program and holding it on the Wellsville City Square. Mayor Bailey stated that Kirk Farmer is over the patriotic program this year and he does not want to make a decision without Mr. Farmer's input. Ms. Lindsay asked if any other city is doing anything for a celebration this year. Ms. Ames stated that Hyde Park is thinking of holding a parade in July. Ms. Lindsay stated that she does not think that Cache County Fair and Rodeo will happen this year. Mr. Poulsen asked about Richmond City. Ms. Lindsay stated that Richmond has cancelled their events. Ms. Ames suggested that Wellsville City use the funds to spruce up the parks and everyone hold their own Founder's Day events. Ms. Lindsay stated that none of the elected officials want to cancel Founder's Day, but none of them are willing to risk anyone's life for it. Ms. Lindsay suggested that Wellsville City be patient and wait it out. After discussion, Perry Maughan made a motion, seconded by Bob Lindley, to cancel Founder's Day, but continue with the cannon and flag ceremony.

YEA 5

Kaylene Ames
Bob Lindley
Denise Lindsay
Perry Maughan
Chad Poulsen

NAY 0

City Manager Scott Wells discussed with the City Council the Wellsville City fourth quarter financial statements for the month of April 2020. Mr. Wells reviewed the revenues and expenses. After discussion, Chad Poulsen made a motion, seconded by Bob Lindley, to approve the Wellsville City fourth quarter financial statements for the month of April 2020.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Perry Maughan
Chad Poulsen

City Manager Scott Wells met with the City Council to discuss and identify those areas in Wellsville that are within 300 feet of the sewer line and need to be connected. City Manager Scott Wells stated that he is currently working on two projects. Mr. Wells is working with two landowners on 450 East to run the sewer. Mr. Wells stated that the other project is on 200 East at about 350 South. An individual has purchased the property and is running the sewer line the length of the property. Denise Lindsay asked if there is a list of residents that are within 300 feet of the sewer line but not connected. Mr. Wells stated no. Mr. Wells asked if the City Council wanted to tackle these two projects now and work on others later. Mr. Wells stated that the next sewer project may be on 300 West from 700 South to 800 South. Mr. Wells stated that Wellsville City needs to look at engineering of the sewer line in this area. Mayor Thomas G. Bailey stated that he believes Boyd and Carolyn Cooper purchased a sewer connection, but he does not know about Sid and Rosie Nyman. Mr. Wells asked where other places may be that Wellsville City needs to go after to connect to the sewer. Mayor Bailey stated that the next issue will be when the property of Paul Freed is annexed into Wellsville City. Mr. Wells stated that he will work on a list of residents that are not connected to the sewer but need to. Perry Maughan stated that people come in and complain about the cost of a pump and grinder, but if they want to build, they need to pay the price.

Department Reports:

Mayor Thomas G. Bailey – 1) Green Waste ordinance – Cache County Council met June 8, 2020 and decided that everyone in the county will participate in the program. The Cache County Council suggested raising the price of the black garbage can by \$1.50 per month. This issue will go before the Logan City Council and Cache County Council. Mayor Bailey stated that the \$1.00 per month fee for Wellsville City that was voted on at the last City Council meeting is on hold. Bob Lindley suggested implementing the fee until Cache County implements their fee. City Manager Scott Wells stated that he will discuss with the girls to see how easy/hard it is to add the fee to the utility billing.

Kaylene Ames – 1) Miss Wellsville Scholarship Pageant was held and June 15, 2020 and a new court was crowned.

2) Shade Tree & Beautification Committee – City Square – one tree is down, a large branch will be removed tomorrow, and the other tree and stump will be removed on Monday.

3) Talked to Perry Maughan about trimming trees – Thursday after work – 100 West from 200 North to 500 South and on Center Street from 300 North to 500 South.

Bob Lindley – 1) Baseball and Softball are back on – starting next week.

Perry Maughan – 1) Slurry seal on roads – 200 West from 500 South to Highway 89/91 – suggested getting a bid for crack seal.

2) Met with City Engineer Chris Breinholt up to the Springs – looking at refurbishing them.

City Manager/Recorder's Report:

Scott Wells – 1) Slurry seal – need to seal the walking path around Wellsville Dam.

2) Someone has purchased 5 acres north of Wellsville Dam and running the sewer the length of the property on the east side of 200 East – will be working with James Hawker and Chuck Howard. The fire hydrant is in front of Chuck Howard's home. The water line is also on the east side of 200 East. Mr. Wells stated that the property owner is accessing the water and sewer from 100 East, not 200 East. Mr. Wells is having the fire marshal write a letter stating that he approves of this. Mr. Wells stated that he is telling this to the City Council so that they are aware of the situation.

3) Truth & Taxation – August 6, 2020 at 6:15 p.m. – Wellsville City will be holding their rate. It is considered a tax increase. Wellsville City is holding their rate so that they are not losing money. Mr. Wells asked if they should have 15 minutes of education or just conduct the public hearing. Denise Lindsay suggested having something prepared, but it may not be needed. Ms. Lindsay stated that what Mr. Wells prepared last year is sufficient.

4) Roads – beginning July 6, 2020.

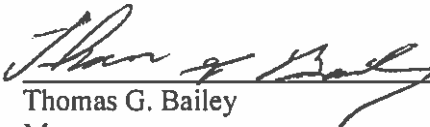
5) Moved money into the Capital Projects Fund for a Recreation Center – knows that it is far down on the projects list but can be moved around as needed.

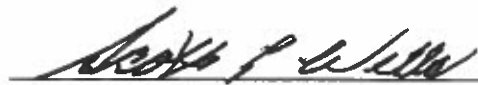
At 8:58 p.m., Bob Lindley made a motion, seconded by Chad Poulsen, to adjourn the meeting.

YEA 5

Kaylene Ames
Bob Lindley
Denise Lindsay
Perry Maughan
Chad Poulsen

NAY 0


Thomas G. Bailey
Mayor



Scott E. Wells
City Manager/Recorder