

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, July 15, 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 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 July 11, 2020. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

<u>Others Present:</u>	Jennifer Leishman	Paul Freed	Kent Dunkley
	Chris Breinholt	Margo Pierce	Jeff Pierce
	Carolyn Cooper	Hyrum Hammer	Sadie Coleman

Opening Ceremony: Denise Lindsay

City Councilman Perry Maughan was excused from this meeting.

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>
Kaylene Ames	
Bob Lindley	
Denise Lindsay	
Chad Poulsen	

The Council reviewed the minutes of the July 1, 2020 regular City Council meeting. Kaylene Ames made a motion, seconded by Chad Poulsen, to approve the minutes of the July 1, 2020 regular City Council meeting as presented.

<u>YEA 3</u>	<u>NAY 0</u>	<u>ABSTAIN 1</u>
Kaylene Ames		Denise Lindsay
Bob Lindley		
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, Denise Lindsay made a motion, seconded by Chad Poulsen, to approve the City's account payables bills for payment, represented by check number 24776 through 24805.

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

At 6:10 p.m., the City Council shall receive public input, then along with the recommendation from the Planning Commission consider for possible approval the annexation petition filed by Paul L. & Kindra J. Freed and Kent Dunkley, 23.06 acres more or less of real property located at approximately 1000 South 200 East. City Manager Scott Wells stated that he gave a copy of the annexation agreement to Mr. Freed and Mr. Dunkley. Mr. Wells stated that the annexation agreement reviewed the requirements for water. Mr. Freed would need to acquire 3-acre feet of water for each buildable acre. Mr. Wells stated that Mr. Freed could pay for the water or install a pressurized irrigation system for the subdivision. Mr. Freed is required to connect to the water and run it the length of the property. Mr. Wells stated that the annexation agreement also reviews the sewer requirements. Mr. Freed would be required to run the sewer the length of the property. Paul Freed stated that he is working on the annexation and does not want to delve completely into water and sewer. Mr. Freed stated that he would like to annex the property into Wellsville City, and then as

the property develops, figure out the water and sewer. Mr. Freed stated that as far as sewer goes, he has spent some time on septic tanks with the head of Bear River Health Department. They have done some soil testing and there is nothing wrong with installing septic tanks in the area. Mr. Freed stated that connecting to the culinary water is not an issue because the water line is already there. Mr. Freed stated that he is seeking approval to annex the property into Wellsville City, then go through the subdivision process with water and sewer. Mayor Thomas G. Bailey stated that he wanted to be upfront with Mr. Freed that there will be a conversation about water and sewer. Mr. Freed stated that he understands. Mr. Freed stated that he is planning a pressurized irrigation system. Mr. Freed stated that he is following Wellsville City's General Plan. There will be 1-acre lots in the front along the road, with larger lots in the back. Mr. Freed stated that he also had a road plan. Mr. Freed stated that he has a good project started and is seeking a positive vote to annex the property into Wellsville City. City Engineer Chris Breinholt stated that he reviewed this annexation and made some comments concerning the water system. Mr. Breinholt stated that he did not know if the City Council had seen those comments. Mr. Breinholt stated that the water line can service the area for everyday use, but it cannot service the area for fire flow. The PRV would need to remain open for fire protection and there are times that they have closed the PRV off. Mayor Bailey thanked Mr. Breinholt for his input.

At 6:21 p.m., the public hearing was closed.

Chad Poulsen stated the Planning Commission recommended approval of this annexation. Mr. Poulsen stated that they did have a concern that as the development begins, the fire department has access to the area. Mayor Thomas G. Bailey asked if the City Council had any questions. Bob Lindley stated that this is an amendment to the code and asked if this can be approved without the annexation agreement being signed. City Manager Scott Wells stated that once the annexation is signed, he has 30 days to get the documentation to the Lt. Governor's office. Mr. Wells would like to see all parties involved come to an agreement on the annexation agreement. Mr. Wells stated that annexation agreements are common practice. This annexation agreement refers to water, water to homes, and sewer to homes. Mr. Wells stated that he would like to come to a resolution on the annexation agreement before the code amendment is adopted. Mr. Wells stated if it is a matter of Mr. Freed going and understanding the cost of the sewer, then Mr. Wells suggested that they have further discussion concerning this issue at a future meeting. Mr. Poulsen asked if there were any other issues with the annexation agreement other than sewer. Paul Freed stated that sewer is expensive. The experts say that they can have septic tanks in the area and there is no way they can contaminate the culinary water. Mayor Thomas G. Bailey stated that the current home is on a well. Mr. Freed stated that the larger lots will have culinary water and they will connect the current home to culinary water then. Denise Lindsay asked what the advantage is to annex into Wellsville City. Mr. Freed stated that the county only allows for 10-acre lots. With there already being one home on the 23.06 acres, they will be allowed to build only 1 more home. Ms. Lindsay stated that from the City Council perspective, 23.06 acres in the county is 2 lots and in Wellsville City, it quickly became more. The larger lots can quickly become lots with 2 to 3 homes on them. Bob Lindley stated that there is nothing in the code that prevents them from subdividing the 6-acre lots into smaller lots. Mr. Poulsen stated that they would have to rezone the property if they choose to subdivide into smaller lots. Mr. Freed stated that it is difficult to change the zoning and is trying to follow the General Plan of Wellsville City. Mayor Bailey asked if there were any further questions. Mr. Wells stated that a point of discussion is the sleeve under 900 South and if Wellsville City would allow the sleeve to be used for sewer. Mayor Bailey thought that is what Perry Maughan said the sleeve is there for. Mr. Wells stated that he would need to review it. Mr. Breinholt stated that he is trying to obtain UDOT drawings. Mr. Lindley stated that he hates to approve an annexation without having the annexation agreement signed. Mr. Poulsen stated that he agrees with Mr. Lindley. After discussion, Bob Lindley made a motion, seconded by Chad Poulsen, to put the code amendment on hold until the annexation agreement is reviewed.

YEA 4

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

NAY 0

Margo Pierce met with the City Council for a business license. Margo Pierce stated that she would like a business license for a concessions trailer to sell movie popcorn and flavored sodas. The concessions trailer will be mobile and parked at Willie's service station for now. Kaylene Ames asked what the hours would be. Ms. Pierce stated that the concessions trailer would be opened from noon to 9:00 p.m. on Monday through Saturday. Chad Poulsen stated that the Planning Commission approved the conditional use permit with no conditions. Bob Lindley stated that if the concessions trailer moves, the same stipulations apply. Mr. Lindley stated that the trailer cannot be parked on the city right-of-way. Mr. Poulsen stated that the Planning Commission asked that Ms. Pierce does not have any flashy signs and that the trash is picked up. Ms. Pierce agreed. After discussion, Bob Lindley made a motion, seconded by Denise Lindsay, to approve the business license for Margo Pierce.

YEA 4

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

City Manager Scott Wells discussed for approval the current public works applicants. City Manager Scott Wells stated that there were 17 applicants. All applicants were rated on the experience, personality, work ethic, and references. Mr. Wells stated that 10 applications were interviewed. Of the applicants, 3 had pretty good experience. Jobs were offered to all 3. 2 of the applications turned the job down, 1 application accepted. The applicant that accepted is Brock Nielsen. He worked for Nibley City and Smithfield City. Mr. Nielsen lives in Nibley. Mr. Wells stated that he is working on applicant #2. He is trying to adjust the salary to entice the applicant to come to work for Wellsville City. Mr. Wells stated that after the top 3 applicants, the work experience went down. Mr. Wells stated that application #4 is Trent Bailey, the grandson of Mayor Thomas G. Bailey. Mr. Wells stated that the hiring committee felt that Trent Bailey would be a good fit for Wellsville City. Mr. Wells stated that because Trent Bailey is a relative of Mayor Thomas G. Bailey, Mayor Bailey was going to be on the hiring committee but excused himself from the hiring committee. Mr. Wells stated that the hiring committee would like to take a serious look at Trent Bailey. Kaylene Ames asked what Trent Bailey is doing now. Mr. Wells stated that Trent Bailey works at Nucor Steele in Brigham City. Mr. Wells stated that the references of Trent Bailey could not say enough good about Trent Bailey and that he has a strong work ethic. Mr. Wells stated that Trent Bailey is the grandson of Mayor Bailey but would report to him. Mr. Wells stated that Mayor Bailey does not dictate raises or bonuses for employees. Raises and bonuses go through the City Manager and are approved by the City Council. Mr. Wells stated that the hiring committee did interview every applicant that lived in Wellsville City. Mr. Wells stated that he wanted to make it known and public as to what was happening with the Public Works job postings. After discussion, Chad Poulsen made a motion, seconded by Kaylene Ames, to continue the discussion on the current public works applications.

YEA 4

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

The City Council discussed for approval a decision on the Founder's Day activities on September 7, 2020. City Manager Scott Wells stated that he has tried to contact Fireworks West but has not received a return phone call or any information from them. Mr. Wells stated that his recommendation is to go with Fireworks West because they have a bigger display, the fireworks are higher in the air, and has their own insurance. Mr. Wells stated that the fireworks will be held at Wellsville Dam with most of the debris going into the hay fields or the dam. Mr. Wells stated that he will contact Logan City or Hyrum City and ask what the debris field looks like. Bob Lindley asked what the budget is for fireworks. Mr. Wells stated \$15,000. Kaylene Ames stated that the same people who opposed the increase for the green waste bins contacted her that the green waste bins are not a necessity, these are taxed citizens, and now Wellsville City is foolishly spending money for fireworks. Mr. Lindley asked if the same citizens know how much is spent on Founder's Day each year, and would the same citizens be in support of Founder's Day if they knew. Ms.

Ames stated that these citizens suggested doing labor on Labor Day. Ms. Ames stated that they have a list, trim trees, beautify parks, fix sidewalks, and fix broken equipment at playgrounds. Mr. Lindley stated that he loves having fireworks on the 4th of July, and thinks it is a great idea for Founder's Day. Chad Poulsen stated that he thinks it is very important to have some sort of city celebration on Founder's Day. Mr. Wells stated that the City Council has discussed fireworks and asked if there are other activities that citizens would enjoy doing on Founder's Day. Mayor Thomas G. Bailey stated that fireworks will bring a lot of people together but can still socially distance. Mr. Wells asked about doing movies in the park. Jennifer Leishman stated that Founder's Day is a school night and that many citizens may be upset that Wellsville City is lighting off fireworks at 10:00 p.m. A discussion was held. It was decided that Wellsville City will host a movie in the park on Friday night, a sequel to the first movie on Saturday night at Wellsville Dam with fireworks to follow. On September 7, 2020, Wellsville City have the cannon and a flag ceremony. Denise Lindsay asked about donations from businesses in Wellsville City for the fireworks. Mr. Wells stated that he thought about that but may want to hold off on playing that card for a while. After discussion, Bob Lindley made a motion, seconded by Chad Poulsen, to check into movies for Friday and Saturday nights, and contact Fireworks West about the fireworks on Saturday night.

YEA 4

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

The City Council discussed the transportation master plan for Wellsville City. City Manager Scott Wells stated that he gave the transportation master plan to City Engineer Chris Breinholt for his review. Mr. Breinholt reviewed the transportation master plan and submitted the following email:

I have attached the updated Transportation Master Plan Map with the following changes:

- The UDOT roads are changed from Collectors to Arterials. Collector roads are streets that route local traffic to arterial routes. Arterial routes should be roads that are used to route traffic through the City and on to other communities. Center Street and Main Street on the east side of Center Street fir the definition and function of an arterial road better.
- 400 North east of Center Street has been changed from local to collector. This change matches the CMPO designation for the route and it fits the actual use of the road as a route that funnels traffic to Hwy 89 for the traffic coming from the north. Designating it as a Collector does not mean that we have to increase the speed limit or do anything that would create more traffic in the area, but it does allow it to plan better for the actual use of this route.
- I have added the routes shown on the separate document showing the "CH Zone update". I have not shown the potential local roads, unless they are part of long-term transportation planning. I suggest switching and I have shown 400 N as the collector route instead of 500 N as this switch avoids a conflict with the route designations on the west side of the highway.

After discussion, Chad Poulsen made a motion, seconded by Bob Lindley, to continue this discussion at a future City Council meeting.

YEA 4

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

Department Reports:

Denise Lindsay – 1) RAPZ tax – Wellsville City received \$75,000

2) Complaints from residents about people living in campers parked to the side or behind homes – refer them to City Manager Scott Wells.

Chad Poulsen – 1) Complaints driving too fast along 300 South – discussed with City Manager Scott Wells and Star Deputy.

2) Patrol at Wellsville Dam – at last count, ticketed 6 people for over limit of fish.

Kaylene Ames – 1) Road repair along 800 South – a disgruntled citizen called her, said that she called the City Office several times. Ms. Ames does not know anything, but she did invite the citizen to attend City Council meeting tonight. The citizen said that she was unable to get to her driveway. Ms. Ames will follow up with City Manager Scott Wells.

2) Snow Shack is up and running.

3) Hyde Park is having a parade and Wellsville City will be represented.

Bob Lindley – 1) Baseball is going.

2) Few complaints about the cemetery – City Manager Scott Wells is dealing with them.

City Manager/Recorder's Report:

Scott Wells – 1) Rebuilding roads has begun.

2) Cemetery – met with a lady concerning the grass not coming all the way to the road – working on it.

3) Slurry seal on trail around Wellsville Dam – looks nice.

4) Chip & Seal – from Highway 89/91 down to 700 South – starting Monday.

5) Starting improvements at the Murray Trailhead.

6) Wellsville City is using a lot of water – pumping quite a bit – looking at a well on the south end of Wellsville City.

7) Taking a lot of heat for not opening the splash pad – until the numbers of COVID-19 start going the right way, believes it is the right thing to do.

8) CERT Training – North Logan – refer to flyer.

At 7:56 p.m., Bob Lindley made a motion, seconded by Chad Poulsen, to adjourn the meeting.

YEA 4

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

NAY 0


Thomas G. Bailey
Mayor


Scott E. Wells
City Manager/Recorder