

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, August 5, 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 July 31, 2020. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present: Jennifer Leishman Chris Breinholt John Powell

Opening Ceremony: Perry Maughan

The Council reviewed the agenda. City Manager Scott Wells stated that City Planner Jay Nielson will conduct item #9. Denise Lindsay made a motion, seconded by Chad Poulsen, to approve the agenda with the change.

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

The Council reviewed the minutes of the July 15, 2020 regular City Council meeting. Bob Lindley made a motion, seconded by Denise Lindsay, to approve the minutes of the July 15, 2020 regular City Council meeting as presented.

<u>YEA 4</u>	<u>NAY 0</u>	<u>ABSTAIN 1</u>
Kaylene Ames		Perry Maughan
Bob Lindley		
Denise Lindsay		
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 24833 through 24878.

<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.

Beginning at 6:10 p.m., conduct the following public hearings:

First, the City Council shall receive public input, then along with the recommendation from the Planning Commission consider for possible approval resolution 2020-10 adopting a transportation master plan for all zones of Wellsville City in the General Plan. City Manager Scott Wells stated that he received an email from John Powell that gives 4 points to review. Mr. Wells asked that the points from the email are made part of the record. They are as follows:

1. The City should match the functional classification map that UDOT uses for the state highways and any City streets that ship up on that map. A link to the map is provided.
2. What is being done to preserve the corridors for any future roadway alignments?
3. Cache County is working on their roadway classifications. It might be good to review any overlapping roadways to see if a different designation should be used.
4. For any Major Collectors, they should be a wider roadway than the typical 22' wide asphalt section. Also, the number of accesses should be reduced where possible to maintain a better flow of traffic and they should have a higher speed limit (30 to 35 mph, not 25 mph).

City Engineer Chris Breinholt stated that he is not trying to redo the master plan. For now, Wellsville City is looking at 400 North and bringing it into alignment with CMPO as a collector road. Mr. Breinholt stated that the highways have also been moved from collector roads to arterial roads. Mr. Breinholt discussed the classification of 400 North and 500 North on the east side of Highway 89/91 and stated that they need to be flipped. Mayor Thomas G. Bailey stated that this is a public hearing and asked if there were any questions. There were none.

At 6:14 p.m., the public hearing was closed.

Mayor Thomas G. Bailey asked if the City Council had any questions. Chad Poulsen stated that the Planning Commission had no issues and there was no discussion on the issue. Bob Lindley asked if the collector roads that are located to the west will be protected from development. City Engineer Chris Breinholt stated that Wellsville City would refer to the transportation master plan as development happens. City Planner Jay Nielson stated that the benefit of updating and adopting the transportation master plan is without it, there is not a lot of ability to preserve the corridors. Mr. Nielson stated that this transportation master plan will be a big help. Perry Maughan asked how the transportation master plan will be supported and made viable. Mr. Breinholt stated that collector roads will be constructed by developers. Mr. Breinholt stated that Wellsville City would need to participate in local roads. Mr. Breinholt stated that there is a transportation utility fee and an impact fee. Mr. Breinholt stated that these are imperfect ways to balance the need. Mr. Maughan asked if Wellsville City can dictate the width of the road. Mr. Breinholt stated yes. Mr. Maughan asked if Wellsville City has the transportation master plan, can they find help with funding. Mr. Breinholt stated that is what he is here. City Manager Scott Wells stated that the transportation master plan is to help Wellsville City go after COG money. Mr. Maughan suggested that Wellsville City meets with Cache County to review this plan as well as Cache County's transportation master plan. After discussion, Chad Poulsen made a motion, seconded by Bob Lindley, to approve **RESOLUTION 2020-10 A RESOLUTION ADOPTING A TRANSPORTATION MASTER PLAN IN ALL ZONES FOR THE GENERAL PLAN.**

YEA 5

Kaylene Ames
Bob Lindley
Denise Lindsay
Perry Maughan
Chad Poulsen

NAY 0

Second, the City Council shall receive public input, then along with the recommendation from Planning Commission discuss the future development plans and construction cost of 400 North from 300 East to US 89/91. City Engineer Chris Breinholt submitted a slide presentation. Mr. Breinholt reviewed the location map with the City Council. Mr. Breinholt reviewed the construction drawings with the City Council. Mr. Breinholt stated that as 400 North moves east towards the intersection at Highway 89/91, he shows curb and gutter being installed to control the drainage. Mr. Breinholt stated that the plan that was shown to the Planning Commission had no on street parking. Mr. Breinholt stated that after he thought about it, he thinks it is a mistake and has shown 8 feet of pavement and 2 feet of curb and gutter. Mr. Breinholt stated that the cost is near \$800,000. Mr. Breinholt asked for feedback. Bob Lindley stated that if Wellsville City is going to put \$800,000 into this project, they should move the fence back to where it should be. Perry Maughan asked about water and sewer. Mr. Breinholt stated that water and sewer are not affected. Mr. Maughan stated that Wellsville City needs a water line in that area. Mr. Breinholt stated that he agreed. Mr.

Maughan stated that Wellsville City should not build a new road and then start tearing it up to install a water line. Mr. Maughan stated that if Wellsville City cannot afford to install the water line now, can they include casings across the bridge for a future water line. Mr. Maughan stated that he likes the plan but is not fond of curb and gutter. Mr. Lindley stated that when he heard about this project, his question was why 400 North from Center Street to 300 East is included in the project. Mr. Breinholt stated that it is because of cost and feels that 400 North should be done in phases. Mayor Thomas G. Bailey stated that this is a public hearing and asked if there was any comment. John Powell stated that he is in support of this project. Mr. Powell stated that he drives 400 North daily and it needs repair.

At 6:44 p.m., the public hearing was closed.

Chad Poulsen stated that maybe there was not enough room but asked about improving the angle of 400 North to Highway 89/91. City Engineer Chris Breinholt stated that if they corrected the angle, it would not be lined up with 400 North across Highway 89/91. Mr. Poulsen stated that there was quite a bit of discussion from the Planning Commission concerning this issue. Mr. Poulsen stated that they discussed the wetland mitigation, when Wellsville City may receive the COG money, and if there is a possibility for a bike lane. Mr. Breinholt stated that a bike lane was discussed, but it would put the project out of the ballpark for COG money. Mr. Poulsen asked if the on- street parking could have a bike painted on it, but not be designated as a bike lane. Mr. Breinholt stated yes. Denise Lindsay stated that she thinks this is a great project but agrees with Perry concerning the water line or at least installing sleeves for a water line. After discussion, Bob Lindley made a motion, seconded by Chad Poulsen, to support the future development plans and construction cost of 400 North from 300 East to US Highway 89/91.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Perry Maughan
Chad Poulsen

City Planner Jay Nielson met with the City Council to discuss the pending amendment to the conversion of single-family homes to multi-family dwellings. City Planner Jay Nielson stated that this code is specifically for the conversion of single-family homes to multi-family dwellings. Mr. Nielson stated that Wellsville City has an obligation to allow multi-family dwellings, but the integrity of the neighborhood must be kept. This code adds additional requirements. Mr. Nielson reviewed the changes to code 10.41.010. Mr. Nielson stated that converting a single-family home to a multi-family dwelling is done by conditional use. If the conditions are not met, the conditional use permit can be revoked. Bob Lindley asked about enforcement. Mr. Nielson stated that the owner would be required to live in one of the units of the home. Mr. Maughan asked how Wellsville City would force the owner to live in one of the units of the home. Mr. Nielson stated that Wellsville City would do it by complaints. Mr. Nielson stated that this is all complaint driven. Chad Poulsen asked that as a multi-family unit sells, there is a note at the county that lets the buyer know. Mr. Poulsen stated that the conditional use is based upon ownership and asked if the new owner would need to come to Wellsville City to obtain a conditional use permit. Mr. Maughan stated that he doesn't think Wellsville City wants to get into that business. Mr. Poulsen stated that it would give Wellsville City an opportunity to review the property. Denise Lindsay asked if the conditional use permit stays with the owner. Mr. Nielson stated that the conditional use permit stays with the property. Mr. Nielson stated that he doesn't think Mr. Poulsen's suggestion is a bad idea. Mr. Nielson stated that he would need to craft something that works legally. Mr. Nielson stated that if a multi-family unit sells, the new owner would come to Wellsville City to renew the conditional use permit. Mr. Nielson asked that he take back this code to review it and compare it to the multi-family code. After discussion, Bob Lindley made a motion, seconded by Chad Poulsen, to continue this discussion at the future City Council meeting.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay

Perry Maughan
Chad Poulsen

City Manager Scott Wells discussed Wellsville City fourth quarter financial statements for June 2020. City Manager Scott Wells stated that he does not want to spend a lot of time on this issue. Mr. Wells stated that this financial statement is what he balanced to. Mr. Wells stated that Wellsville City is in good financial shape. Mr. Wells stated that the auditors are coming in November and he will begin to prepare for that. After discussion, Bob Lindley made a motion, seconded by Kaylene Ames, to accept the Wellsville City fourth quarter financial statements for June 2020.

YEA 5

Kaylene Ames
Bob Lindley
Denise Lindsay
Perry Maughan
Chad Poulsen

NAY 0

The City Council discussed and decided on the Founder's Day activities on September 7, 2020. City Manager Scott Wells provided the Fireworks West proposal for review. Bob Lindley stated that as he has talked with friends and family about the movie in the park and fireworks for Founder's Day, people have been very supportive. Mr. Lindley stated that he has had no negative feedback. Mr. Wells stated that Wellsville City is showing Toy Story 4 on the west side of Wellsville Dam and having the fireworks on the east side of Wellsville Dam. These activities will take place on September 5, 2020. The canon and flag ceremony will take place on September 7, 2020. Chad Poulsen stated that he has had some complaints, but as he has told them that Wellsville City is doing something, they act better. After discussion, Chad Poulsen made a motion, seconded by Bob Lindley, to approve movie in the park and fireworks on September 5, 2020 and to go with the proposal from Fireworks West.

YEA 4

Bob Lindley
Denise Lindsay
Perry Maughan
Chad Poulsen

NAY 1

Kaylene Ames

Department Reports:

Denise Lindsay – 1) Presenting tomorrow night on how the property tax is applied – wondering if people will show up – some may express their opinion. Chad Poulsen stated that when he is asked why Wellsville City is raising taxes, and he explains, then they seem to be okay with it. Some think that it is an education issue.

2) New home next to cemetery – business license – parking in the street right-of-way. Suggested sending a letter as a friendly reminder.

Chad Poulsen – 1) Multi-family dwellings – Planning & Zoning discussed the shape of current yards and homes in Wellsville City.

Mayor Thomas G. Bailey – 1) Met with the south-end Mayors concerning the ambulance service – Cache County will run the north and the south – looking at a \$4 per month per household increase – have absolutely no control over it.

Kaylene Ames – 1) Approached by a gentleman concerning hosting a protest – discussed permits, which Wellsville City does not have – set up an area, maybe the City Square – told him to come talk to City Manager Scott Wells and he has some questions for Perry Maughan. When asked who the gentleman was, his name is Shane Hamilton. FYI – there is talk of a protest happening on Founder's Day.
2) Complaints concerning stop sign by the Wellsville Dam at Jackson's corner – worst times are evenings between 7:00 p.m. and 9:00 p.m.

Bob Lindley – Little League is about done – cops were called last week after a coach who was ejected got out of hand.

Perry Maughan – 1) Water – big decisions coming – as City grows to the east and south, in 5 to 10 years, Wellsville City will not be capable of supplying water – discussed a well and reservoir on the south end or a transmission line.

2) Water valves – some have been in the system for 70 years – replace 10 valves per year and replace fire hydrants. Discussed making a plan before it is too late – a water master plan.

City Manager/Recorder's Report:

Scott Wells – 1) Public hearing – tax increase – holding the rate – August 6, 2020 at 6:00 p.m.

2) Roads completed by the end of the month – Staker/Parsons receive the asphalt bid.

3) Met with Cache County Sheriff today concerning crossings at the elementary school – all crossings were painted at the beginning of the year – will hold off next year until it is closed to school starting.

4) Railroad crossings – same as crosswalk – done the same time as well.

5) Wattsmart installation agreement – City Office, fire department, and bathrooms at the City Square – looking at energy savings – may try to talk to someone who has had it done.

6) Murray Trail – moving forward.

7) Vandalism at the cemetery.

At 8:11 p.m., Bob Lindley made a motion, seconded by Perry Maughan, 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