

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, August 19, 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 August 14, 2020. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

<u>Others Present:</u>	Jennifer Leishman	Austin Wood	Aleisha Wood
	Brenda Hawker	Mike Cowley	Audrey Norton
	Quincey Norton	Sara Poppleton	Breann Miller
	Brooke Miller	Stephanie Strawn	Dusty Hansen
	Brenda Hansen	Roger Cook	Garlande Phipps
	Susan Hawkins		

Opening Ceremony: Perry Maughan

The Council reviewed the agenda. City Manager Scott Wells stated that City Planner Jay Nielson will conduct item #12. City Manager Scott Wells stated that item #12A Discuss Lindley Reservoir Property needs to be added to the agenda. Denise Lindsay made a motion, seconded by Chad Poulsen, to approve the agenda with the changes.

<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 August 5, 2020 regular City Council meeting. There was a change on line 198. Chad Poulsen made a motion, seconded by Bob Lindley, to approve the minutes of the August 5, 2020 regular City Council meeting 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 August 6, 2020 special City Council meeting. Bob Lindley made a motion, seconded by Chad Poulsen, to approve the minutes of the August 6, 2020 special City Council meeting as presented.

<u>YEA 4</u>	<u>NAY 0</u>	<u>ABSTAIN 1</u>
Bob Lindley		Kaylene Ames
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, Bob Lindley made a motion, seconded by Chad Poulsen, to approve the City's account payables bills for payment, represented by check number 24879 through 24922.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Perry Maughan
Chad Poulsen

There was no one in attendance for citizen input.

At 6:10 p.m., the Council shall receive public input, then along with the recommendation from the Planning Commission consider a request from Austin Wood to change the zoning from ROS1 (RA-1) Residential to RSF (R-1-12) at property located at 290 East 300 South, Tax ID #10-016-0010. Austin Wood stated that he grew up in Wellsville, moved away, got married, moved back, and purchased a small farmhouse. Mr. Wood stated that he and his wife have done several improvements to the home and landscape. The farmhouse sits on 1.52 acres. Mr. Wood would like to subdivide the property and build another home. Mr. Wood stated that this request goes along with the General Plan. Audrey Norton stated that she is a neighbor and is in favor of this change.

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

Chad Poulsen stated that the Planning Commission had no issues with this request. There were a few comments from neighbors asking what Mr. Wood plans to do with the farmhouse and that the farmhouse would turn into a rotating starter home. Mr. Poulsen stated that this request is consistent with the General Plan. After discussion, Bob Lindley made a motion, seconded by Perry Maughan, to adopt **CODE AMENDMENT 2020-04 AN AMENDMENT TO THE WELLSVILLE CITY CODE, TITLE 10, LAND USE REGULATIONS, WHICH INCLUDES AMENDING THE ZONING MAP TO REZONE CERTAIN PROPERTY FROM ROS1 (RA-1) RESIDENTIAL AGRICULTURE ZONE TO RSF (R-1-12) 12,000 SF. MINIMUM.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Perry Maughan
Chad Poulsen

Audrey Norton met with the City Council to introduce the Wellsville City Scholarship Pageant royalty for the 2020/2021 year. Audrey Norton stated that the second attendant is Brooke Miller, first attendant is Breann Miller, and queen is Sara Poppleton. Kaylene Ames stated that the pageant royalty is usually honored at the Founder's Day Patriotic program, but that program is not being held this year. Ms. Ames stated that the pageant royalty did attend one parade this year. Sara Poppleton stated that her platform this year is littering. Ms. Poppleton stated that during COVID-19, she went on many walks and noticed all the garbage along the streets. Ms. Poppleton stated that she would like to help Wellsville City restore its beauty by picking up trash. Ms. Poppleton stated that she would like people to be aware of trash and pick it up, even if it is not theirs. Ms. Poppleton stated that she has done many posts on social media concerning this issue. Ms. Poppleton would like to get the community involved, get groups together to clean up the parks, and keep Wellsville City beautiful. Mayor Thomas G. Bailey thanked the pageant royalty for their willingness to serve Wellsville City. Ms. Ames stated that the pageant royalty will be working with the Wellsville City Youth Council and Troop 21 to clean up parks on a regular basis.

Stephanie Strawn met with the City Council for a business license. Stephanie Strawn stated that she has lived in Wellsville for 11 years and has taught preschool for the past 10 years. Ms. Strawn stated that she has built a new home and would like to continue her preschool at her new location. Ms. Strawn stated that she has an easement in front of her home for parents to drop off and pick up their children. Ms. Strawn stated that she has had no complaints concerning her preschool in the past. Chad Poulsen stated that the Planning Commission approved the conditional use permit with no restrictions. Bob Lindley asked if the

hours of the preschool interfere with the regular bus stop hours. Ms. Strawn stated no. After discussion, Chad Poulsen made a motion, seconded by Bob Lindley, to approve the business license for Stephanie Strawn.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Perry Maughan
Chad Poulsen

Dusty Hansen met with the City Council for a business license. Dusty Hansen stated that he has done woodworking all his life. Mr. Hansen stated that the reason he purchased the home was because there is a shop located on the property as well. Mr. Hansen stated that he retired in January. Mr. Hansen has been making items, selling them, and decided to make it a legitimate business. Mr. Hansen stated that at the Planning Commission last week, there were some concerns discussed. Mr. Hansen stated that the wood pile next to the hay barn has been moved. Mr. Hansen stated that there were some complaints about the noise, so he has moved the equipment inside. Mr. Hansen stated that he cuts and mills his own wood which he uses to build his items. Mr. Hansen stated that the logs are stored in Cove. When he brings these logs to his home, they are stored on a trailer for a couple of days. The trailer has been parked back behind his home. Mr. Hansen stated that he plans to add onto the shop so that he can move his equipment further away from his neighbors.

At 6:29 p.m., City Councilman Perry Maughan left the meeting.

Chad Poulsen stated that he attended the Planning Commission meeting and heard the complaints from the neighbors. Mr. Poulsen stated that he did drive by Mr. Hansen's residence and the wood pile has been moved and the equipment has been moved inside. Mr. Poulsen stated that every concern has been addressed. Mr. Poulsen stated that the Planning Commission did approve the conditional use permit with the conditions that these complaints be addressed. Mr. Poulsen stated that this request is consistent with the General Plan. Mayor Thomas G. Bailey asked if there were any questions. Mr. Poulsen asked where the sawdust and wood shavings go. Dusty Hansen stated that he has purchased a dust collector. Mr. Hansen stated that his backyard is not finished, so he is spreading it in the backyard to tilling it in. Mr. Hansen stated that he does not know if there is a use for it in the community. Mr. Hansen stated that he is spreading it out so that there is no fire hazard. After discussion, Chad Poulsen made a motion, seconded by Bob Lindley, to approve the business license for Dusty Hansen.

YEA 4

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
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 reviewed the changes with the City Council that were discussed in the previous City Council meeting. Mayor Thomas G. Bailey asked if there were any questions. There were none. After discussion, Denise Lindsey 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

City Planner Jay Nielson met with the City Council to discuss the Lindley Reservoir property. City Planner Jay Nielson stated that there is no formal application. Mr. Nielson stated that he, City Manager Scott Wells, and the developer finished the meeting at 5:00 p.m. this evening. Mr. Nielson stated that the developer plans to contact each City Council member individually to change the 20% slope. Mr. Nielson stated that this property is zoned RCA. There are steep slopes between the farmland to the west up to the forest boundary. Mr. Nielson stated that all slopes on this property are greater than 20%. Mr. Nielson stated that the code concerning slopes greater than 20% existed long before this property was purchased. Mr. Nielson stated that it is the right of the developer to request the code be modified. Mr. Nielson stated that he wanted the City Council to be prepared. After discussion, Bob Lindley made a motion, seconded by Chad Poulsen, to table this issue.

YEA 4

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

City Manager Scott Wells met with the City Council to discuss retirement benefits for Perry Maughan. City Planner Scott Wells stated that Perry Maughan plans to retire November 15, 2020. Mr. Wells stated that the first eight years of employment with Wellsville City, Mr. Maughan was without retirement. Wellsville City did not offer retirement during those eight years. Once Wellsville City signed on with Utah Retirement Systems, Mr. Maughan has had retirement. Mr. Wells stated that Mr. Maughan has always believed that Wellsville City owes him eight years of retirement. Mr. Wells stated that he contacted URS and there is a 5-year restriction to compensate or purchase future years. Mr. Wells stated that he asked Mr. Maughan what Wellsville City can do to make things right in his mind. Mr. Wells stated that they discussed the issue and came to the decision to purchase two years of service at \$17,000 per year. Mr. Wells stated that Wellsville City would pay 95% and Mr. Maughan would have to pay 5%. Mr. Wells stated that the total would be approximately \$34,000, which is Mr. Maughan's wage for the rest of the year, and it is already budgeted. Denise Lindsay asked what Wellsville City did for Don Hartle. Mr. Wells stated that Wellsville City paid Mr. Hartle for one year because he had vacation/sick leave. Chad Poulsen asked what Wellsville City did for Clint Baugh. Mr. Wells stated that he does not know that information. Ms. Lindsay stated that if Wellsville City does this for Mr. Maughan, who else will they have to purchase years of retirement for. Mayor Thomas G. Bailey stated that the only other employee that would be eligible is Leesa Cooper. Bob Lindley stated that during the interview process, they discussed hiring a third Public Works employee. Mr. Lindley asked if Wellsville City purchased retirement years for Mr. Maughan, will this eliminate the third Public Works employee. Mr. Wells stated no. Mr. Wells stated that because Mr. Maughan's wage comes for the water fund, he can adjust the budget to make it work. Mr. Wells stated that the water fund is a fund that can be adjusted. Mr. Poulsen stated that there are currently two Public Works employees, and Wellsville City is moving to three new Public Works employees. Mr. Poulsen asked what the budget is for the Public Works employees. Mr. Wells stated that for the two current Public Works employees, the budget is \$160,000. Mr. Wells stated that the budget for the three new Public Works employees is \$130,000. Ms. Lindsay asked if this money would be paid to URS. Mr. Wells stated yes. Mayor Bailey stated that purchasing two additional retirement years for Mr. Maughan will give him 4% more in his retirement check. Mr. Wells stated that he wants to make this right for Mr. Maughan. Ms. Lindsay stated that when most kids start in the work force, they are young and foolish. They would rather have the money now instead of the benefits. Mr. Poulsen asked if Mr. Maughan will make his knowledge available for \$34,000. Mr. Wells stated that when the discussion started, Mr. Maughan wanted 4 years. Kaylene Ames asked how this will affect his City Council position. Mr. Wells stated that he must leave for 60 days and then he may return. Mr. Poulsen stated that this discussion should have happened year 9. Mr. Wells stated that Wellsville City signed up for retirement after Mr. Maughan had already been employed for 8 years. Mr. Poulsen stated that Clint Baugh was in the same position, did the same job as Mr. Maughan. Ms. Lindsay asked what Mr. Wells suggestion is. Mr. Wells stated that he suggests purchasing the two years of retirement. Mr. Poulsen stated that he does not have a problem with purchasing two years of retirement for Mr. Maughan if he is willing to continue to help Wellsville City. Mr. Poulsen stated that his hesitation is that the attitude of many citizens is Mr. Maughan has milked Wellsville City for enough and not to give him anymore. Mr. Poulsen stated that there have been complaints that the Public Works employees drive

around and not a lot of work is being done. Mr. Wells stated that he would like to try to support Mr. Maughan retiring on November 15, 2020. Mayor Bailey stated that the new Public Works employees will be putting each water meter on a GIS map so that Wellsville City knows where they are located. Mr. Lindley stated that his hesitation is that he feels Wellsville City is being blackmailed into purchasing the two additional retirement years, but at the same time, feels that Mr. Maughan deserves it. Mr. Wells stated that this is a hard decision because he can argue both ways. Mr. Wells stated that the two new hires are eager to do a good job for Wellsville City. After discussion, Kaylene Ames made a motion, seconded by Bob Lindley, to purchase two additional retirement years for Perry Maughan.

YEA 4

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

The City Council discussed and made a decision on the Founder's Day activities on September 7, 2020. City Manager Scott Wells stated that Founder's Day 2020 has been canceled. Mr. Wells provided a small paper stating information for the City Council and citizens that will be accompanying the utility bill, as well as added to the newsletter. Mr. Wells stated that this has been published on the Facebook page, the website, and will be posted at the Post Office and Tom's Service. After discussion, Kaylene Ames made a motion, seconded by Bob Lindley, that Founder's Day 2020 is canceled with the exceptions of the cannon and the flag ceremony at 9:00 a.m. on the corner of Main Street and Center Street.

YEA 4

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

The City Council discussed the Utah League of Cities & Towns 2020 Convention on September 21 – 25. City Manager Scott Wells stated that the convention will be help online this year. Mr. Wells stated that the City Council members are welcome to come to the office to view the convention or stay at home and watch it. Mr. Wells stated that when he receives a schedule of the classes and events, he will forward it to the City Council members. After discussion, Bob Lindley made a motion, seconded by Denise Lindsay, to continue this discussion at a future City Council meeting.

YEA 4

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

The City Council discussed Warranty Deed Restriction paperwork and verbiage. City Manager Scott Wells used the Warranty Deed from Russ Piggott as an example. Mr. Wells stated that he changed the verbiage to generic verbiage so that Wellsville City may use the same paragraph if it is needed again. Mr. Wells stated that the same paragraph can be used if the property is within 300 feet of a sewer line and if the property is not within 300 feet of a sewer line. After discussion, Bob Lindley made a motion, seconded by Denise Lindsay, to approve the Warranty Deed Restriction paperwork and verbiage as standard for Wellsville City.

YEA 4

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

Department Reports:

Denise Lindsay – 1) People have asked her about the use of the City pavilions – asked what Wellsville City's stance is on COVID-19 and the use of the pavilions – City Manager Scott Wells stated that Wellsville City is renting them out because the restrooms are opened.
2) Fireworks still being shot off in neighborhood – call Cache County Sheriff's Office.

Chad Poulsen – 1) Planning Commission – City Planner Jay Nielson has offered 30-minute training sessions to the Planning Commission to get them up to speed on different ordinance – others can participate. City Manager Scott Wells stated that he will send out the training list to the City Council and they are welcome to attend the Planning Commission meeting. If there is a subject that the City Council would like to be trained on, City Planner Jay Nielson is happy to come train them as well.
2) Great decision on the pickleball courts – played the last 4 days and it was fun.

Bob Lindley – 1) Still hitting headstone at the cemetery.

City Manager/Recorder's Report:

Scott Wells – 1) Staker Parsons will begin the fine grade on Friday or Monday, asphalt next Wednesday.
2) Green waste bins going well.
3) Having D&D Auto install a lock on the metal bin.
4) Will be installing a new fence in front of the old Public Works facility.
5) EMS – will need security for the Fire Station.
6) Dead tree being removed from the old Public Works property and trimming trees in front – not coming out of the tree trimming budget.
7) Judge is retiring April 21, 2021 – Mayor Thomas G. Bailey will appoint a new judge at that time.

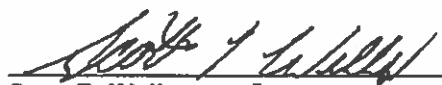
At 7:54 p.m., Bob Lindley made a motion, seconded by Chad Poulsen, to adjourn the meeting.

YEA 4
Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

NAY 0



Thomas G. Bailey
Mayor



Scott E. Wells
City Manager/Recorder