

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, September 16, 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 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 September 11, 2020. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present:

Jennifer Leishman

Paul Freed

Fred Woodward

Opening Ceremony:

Mayor Thomas G. Bailey

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

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Perry Maughan
Chad Poulsen

The Council reviewed the minutes of the August 19, 2020 regular City Council meeting. Chad Poulsen made a motion, seconded by Bob Lindley, to approve the minutes of the August 19, 2020 regular City Council meeting as presented.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Perry Maughan
Chad Poulsen

The Council reviewed the minutes of the September 2, 2020 regular City Council meeting. Bob Lindley made a motion, seconded by Chad Poulsen, to approve the minutes of the September 2, 2020 regular City Council meeting as presented.

YEA 5

NAY 0

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, Denise Lindsay made a motion, seconded by Chad Poulsen, to approve the City's account payables bills for payment, represented by check number 24891 through 24919.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Perry Maughan
Chad Poulsen

Fred Woodward stated that he is concerned about the activity of 4-wheelers and side-by-sides on City streets. Mr. Woodward stated that someone is going to be injured or killed. Mr. Woodward stated that on 4 different occasions, 4-wheelers have been headed north on 200 West, which is a one-way street. Mr. Woodward stated that something needs to be done. It is out of control. Mr. Woodward stated that he also wanted to commend Tom Maughan and Perry Maughan for the wonderful job that they have done of Wellsville City for so many years. Mr. Woodward stated that he appreciates them both. Mr. Woodward thanked the City Council for all they have done for Wellsville City. Mr. Woodward thanked the City Council for their time. Mayor Thomas G. Bailey stated that City Councilman Chad Poulsen will mention the problem concerning 4-wheelers and side-by-sides to the Sheriff Deputy.

The City Council discussed and considered for possible approval Code Amendment 2020-04, of the annexation petition files 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 the annexation agreement had 3 major points: 1) connection to water and run the line, 2) Irrigation water turned over to Wellsville, paid for, or a pressurized irrigation system, and 3) connection to the sewer. Paul Freed stated that he has been held up on this project. Mr. Freed stated that he asked where the sleeve for the sewer line is that crosses Highway 89/91. Mr. Wells was able to find the sleeve. Mr. Freed asked how big the sleeve was. Mr. Wells stated that it is a 14-inch sleeve. Mr. Freed stated that he would like to be annexed into Wellsville City. Mr. Freed feels that it would be a great thing for this project. Mr. Freed stated that it costs hundreds and hundreds of thousands of dollars to run the sewer. Mr. Freed stated that he is required to connect to the water, build a road, run natural gas, and run power. Mr. Freed stated that the biggest issue is the sewer. Mr. Freed stated that he is trying to follow the master plan of Wellsville City. Mr. Freed stated that it is very expensive to run the sewer and add a lift station. Mr. Freed stated that it makes sense that when the area to the north develops, the sewer can gravity flow rather than install a lift station. Mr. Freed asked if the annexation agreement could be amended so that the existing home and the two 5.75-acre lots be allowed on a septic tank until the property to the north is developed. Mr. Freed stated that the existing home is already on a septic tank. Mr. Freed stated that is a challenge he is facing. Mayor Thomas G. Bailey asked how many feet of sewer line would be needed to go along the road to the back and east side. Mr. Freed stated that it is approximately 1,300 feet of sewer line. Mayor Bailey stated that it would be roughly 2 blocks. Mr. Freed stated that he would have to have some lift stations to pump the sewer back up to the road. Mayor Bailey asked how big is lot that the existing home currently resides on. Mr. Freed stated that it is 1.6 acres right now. Perry Maughan asked if Mr. Freed had shot grades for the depth of the sewer. Mr. Freed asked if he was asking about the back property. Mr. Maughan stated yes. Mr. Freed stated no, he had not shot any grades. Mr. Freed stated that he thinks that the sewer line would be roughly 20 feet deep. Mr. Maughan stated that Wellsville City is responsible for the main sewer line, the homeowners are responsible for the service line. Mr. Maughan stated that he would like to see some grades shot before any final decisions are made. Mr. Maughan stated that all parties involved need to get more facts. Mr. Wells suggested running the sewer line along the road, then turn to the east along the north property line, and then along the hawbush to get the sewer to gravity feed. Mr. Wells stated that he is just trying to think outside the box. Mayor Bailey asked if an 8-inch sewer line would be big enough for the road. Mr. Maughan stated that he believes an 8-inch sewer line would be big enough, but to discuss it with the engineer to see if they can run a 10-inch sewer line. Mr. Freed asked if Wellsville City would be willing to pay the difference from an 8-inch pipe to a 10-inch pipe. Mr. Maughan stated that the grades need to be shot to see how deep the sewer would be. Mayor Bailey stated that the problem with the two 5-acre lots is that the sewer would need to run down the middle of the lots and gravity flow to it. Mr. Maughan stated that concerning the road, Wellsville City does not allow cul-de-sacs, so Mr. Freed would need to build a loop through there. Mr. Freed stated that he is planning to build a hammerhead to turn around in. Mr. Maughan stated that it is something that needs to be addressed. Bob Lindley stated that in too many instances, former City Councils have approved subdivisions with no sewer. Mr. Lindley stated that if Wellsville City approves a subdivision that has water, it should have sewer also. Mayor Bailey asked if the City Council wants Mr. Freed to shoot the grades and then come back so that the City Council can make a more informed decision. Mr. Lindley stated that the annexation agreement needs to be signed before the City Council can approve the code amendment. Mr. Freed stated that he believes the annexation agreement can be signed as is and then they can figure out how to run the sewer later. After discussion, Denise Lindsay made a motion, seconded by Bob Lindley, to approve the annexation agreement signed by Paul L. & Kindra J. Freed, and Kent Dunkley.

YEA 4

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

NAY 1

Perry Maughan

City Manager Scott Wells stated that he received an email for Kent Dunkley stated that he is part of the annexation but has no interest in developing his property at this time. Mr. Wells stated that Mr. Dunkley wanted that statement as part of the official minutes.

Department Reports:

Denise Lindsay – 1) A couple of citizens have called her expressing their concern about the Rocking X Repair Shop and the cars that are parked along the side of the road – will send a friendly reminder.

2) Read a lot of good reviews about the fireworks.

3) Youth Council – meet with Councilmembers individually – open to having them come after a Wednesday night meeting – yes.

Chad Poulsen – 1) Read the County's response concerning green waste – will it be year around or leave in October? – April 1 to November 15 – Cost is \$0.50 to pick up Monday, Wednesday, and Friday – right now it is picked up every day.

2) Think about finding some way to budget in fireworks for Founder's Day.

Mayor Thomas G. Bailey – 1) Rodeo Arena – part of it was built on the Kerr property – signed a quick claim deed to give the property to Wellsville City – need to finish the deal. Received letters from Don Hartle and Ruth P. Maughan concerning the issue and what they remember. Need the property surveyed and add this item to a future City Council agenda.

Kaylene Ames – 1) 400 North & Center Street – asked how the trees looked – done fantastic job – continue along the road.

City Manager/Recorder's Report:

Scott Wells – 1) Utah League of Cities and Towns – sign up for the virtual conference – will help if needed.

2) Text Systems – use that as official notification for Wellsville City – be more cautious of day cares, pre-schools, dairies, and home businesses.

3) Another citizen has also voiced their concern of 4-wheelers, ATV's, and motorcycles, and breaking the noise ordinance.

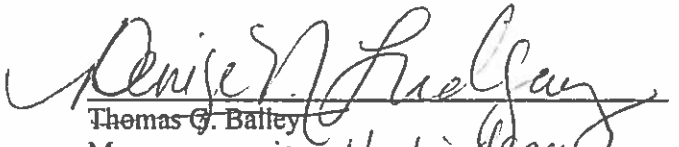
4) Opening office – time to open back up – clean door handles, one window only will be opened, masks required, hand sanitizer.

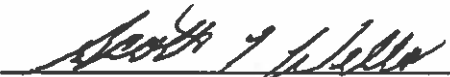
At 7:31 p.m., Bob Lindley made a motion, seconded by Chad Poulsen, to adjourn the meeting.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Perry Maughan
Chad Poulsen


Thomas G. Bailey
Mayor Denise N. Lindsay
Pro-Tem



Scott E. Wells
City Manager/Recorder