

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, October 21, 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 October 16, 2020. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present: Jennifer Leishman Paul Freed Cory Parkinson
Kayleen Parkinson Marilyn Maughan Ashley Summers

Opening Ceremony: Denise Lindsay

The Council reviewed the agenda. Perry Maughan made a motion, seconded by Chad Poulsen, 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 October 7, 2020 regular City Council meeting. Denise Lindsay made a motion, seconded by Chad Poulsen, to approve the minutes of the October 7, 2020 regular City Council meeting as presented.

YEA 3 NAY 0 ABSTAIN 2
Kaylene Ames
Denise Lindsay
Chad Poulsen
Bob Lindley
Perry Maughan

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 Bob Lindley, to approve the City's account payables bills for payment, represented by check number 25098 through 25121.

YEA 5 NAY 0
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 in order:

First, the City Council shall receive public input, then along with the recommendation from the Planning Commission, consider for possible approval of the Concept Plat for the Creekside Meadows Subdivision consisting of 8 lots total located at approximately 1100 South 200 East, Tax ID #10-043-0007. City Manager Scott Wells stated that he did not attend the Planning Commission meeting last week. Mr. Wells stated that he has worked with Paul Freed on the concept plan to place the open space where it is needed. Mr. Wells stated that Mr. Freed did sign the annexation agreement. Mr. Wells stated that the Planning Commission would like to see the annexation agreement before it goes to City Council. After the Planning Commission reviews it, they will make a recommendation to the City Council, then the City Council can

approve it. After it is approved by the City Council, Mr. Wells will send it to the Lt. Governor's office for their approval. In the meantime, Mr. Freed can be working on the Concept and Preliminary Plats. Chad Poulsen stated that there is a concern from two neighbors, Marilyn Maughan and Brad Noall, about the property line on the south side of Mr. Freed's property. Mr. Poulsen stated that Paul Cooper is concerned about the sewer line and where it will be located. Mr. Poulsen stated that the floodplain is smaller than what is shown on the Concern Plat. Paul Freed stated that all of the signatures are completed on the annexation agreement. Mr. Freed stated that they are following the guidelines of the General Plan. Mr. Freed stated that he will bring the sewer line across Highway 89/91. Mr. Freed stated that the sleeve across Highway 89/91 is there and it has been found. Mr. Wells stated that the 1-acre density requires 40% open space, and the 5-acre density requires 50% open space. Mr. Wells stated that the current open space meets those requirements. Mayor Thomas G. Bailey stated that this is a public hearing and asked if there was any public input. Cory Parkinson asked if everyone along 200 East would be required to connect to the sewer. Mayor Bailey stated that Mr. Freed must bring the sewer line to the south property line. At that time, if your property is within 300 feet of the sewer line, you must run the line the length of your property and connect to the sewer. Mayor Bailey stated that it becomes a domino affect once the sewer is there. Mr. Wells suggested holding an informational meeting with the neighborhood and reviewing the sewer line and timeline. Marilyn Maughan stated that her property is located to the south of Mr. Freed. Ms. Maughan asked if there was a grandfather clause to maintain the septic system. Mayor Bailey stated that the impact fees should be paid, so there will be no further charge for the impact fee. Mr. Wells stated that there is a cost to run the sewer line and connect to it. Ms. Maughan asked if there is a delayed payment plan. Mr. Wells stated that the City Council will decide that at a later meeting.

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

Bob Lindley stated that the road into the back lots and the turn around looks to cross the Wellsville City/Cache County boundary. City Planner Scott Wells stated that 16 feet of the road is outside of the Wellsville City boundary. There is no cul-de-sac. The road dead ends now but hopes to continue east as development happens. Ms. Wells stated that at some point in time, he hopes there will be a road going north and south. Mr. Freed stated that the property to the south of the 5-acre lots is owned by the Maughan boys, and they are interested in annexing into Wellsville City. Perry Maughan asked if Mr. Freed thought about looping the water line instead of a dead end. Mr. Freed stated no. Mr. Maughan suggested talking to the neighbors about looping the water line. It will help Wellsville City and increase the value of the property. Mr. Maughan also suggested eliminating the pumping station. Mr. Maughan stated that he is looking down the road 10 to 15 years. Chad Poulsen asked if the plan is to have the turnaround on the Preliminary Plat. Mr. Wells stated that it is not a turnaround, it is a dead end. After discussion, Perry Maughan made a motion, seconded by Kaylene Ames, to approve of the Concept Plat for the Creekside Meadows Subdivision consisting of 8 lots total located at approximately 1100 South 200 East, Tax ID #10-043-0007

Second, the City Council shall receive public input, then along with the recommendation from the Planning Commission, consider a request from Dean Kerr to complete the land swap with Wellsville City for property located at the Wellsville Rodeo Arena located at approximately 260 South 300 West, Tax ID #10-025-0056 and Tax ID #10-018-0006. City Manager Scott Wells stated that this project was started in 2005. Dean Kerr gave a quick claim deed for the property and Wellsville City never finished the deal. Mr. Wells stated that this issue was discussed in 1996 and finalized in 2005. Mr. Wells stated that the property needs to be surveyed and the property transferred to Dean Kerr. Perry Maughan stated that he was glad to see this project finished. Mr. Maughan stated that Mr. Kerr needs to be made aware that Wellsville City owns a 99-foot right-of-way. Mr. Maughan suggested surveying the 4 points on 300 West.

At 6:42 p.m., the public hearing was closed.

After discussion, Bob Lindley made a motion, seconded by Denise Lindsay, to approve the a request from Dean Kerr to complete the land swap with Wellsville City for property located at the Wellsville Rodeo Arena located at approximately 260 South 300 West, Tax ID #10-025-0056 and Tax ID #10-018-0006.

YEA 4

Kaylene Ames
Bob Lindley
Denise Lindsay
Perry Maughan

NAY 0

ABSTAIN 1

Chad Poulsen

Ashley Summers, representing CAPSA, met with the City Council to discuss how Cache County is being affected by Covid-19. Ashley Summers thanked Wellsville City for supporting them and their cause. Ms. Summers stated that she is here tonight to share information on how Covid-19 has affected Cache Valley and domestic violence. Ms. Summers stated that calls to the shelter have risen by 110%. The workload is up 42% and the therapy services have risen by 22%. The therapy services have moved online. The emergency shelter has housed over 135 individuals, which is up 60%. Ms. Summers stated that domestic violence is the practice of power and control over an individual. Ms. Summers asked Wellsville City to share this information through newsletters and social media. Denise Lindsay thanked Ms. Summers for the work that she does at CAPSA and for the community. Mayor Thomas G. Bailey thanked Ms. Summers for attending this meeting and sharing the information.

The City Council discussed Perry Maughan's retirement from Wellsville City. Perry Maughan stated that the City Council is aware that he is retiring from Wellsville City and he is also resigning as a City Councilmember. Mr. Maughan stated that he cannot accept a wage from a state agency for 60 days after his retirement. Mr. Maughan stated that he thought about it and it is not fair to the other members of the City Council, so he is resigning. His last meeting will be November 4, 2020. City Manager Scott Wells stated that Wellsville City will advertise the vacant City Council seat and will interview on November 18, 2020. That person will serve the remainder of Mr. Maughan's term, which is one year, and then the seat will be up for election. Mayor Thomas G. Bailey stated that he appreciates all of the work that Mr. Maughan has done for Wellsville City for the past 40 plus years and the 7 past years serving on the City Council. Mr. Wells suggested an open house or drive-by as a retirement party. Mr. Maughan would like to have a luncheon/dinner at Maddox for the City Council and front office staff on November 12, 2020.

The City Council discussed an OHV ordinance for Wellsville City. City Manager Scott Wells stated that in 2015, he began working on an OHV ordinance. The star deputy at the time stated that Wellsville City should not have an OHV ordinance and to let the State take care of it. Mr. Wells stated that City Councilman Chad Poulsen has talked to the current star deputy, and he says that Wellsville City does need an OHV ordinance. The ordinance helps define the wishes of Wellsville City. Perry Maughan stated that there will always be some bad apples in the bunch, but what are the kids hurting. Mr. Maughan stated that Wellsville City should not fix any of it because it takes away from the patrol hours that Wellsville City is allotted. Mr. Wells stated that the OHV ordinance could say that 4-wheelers are allowed, and not to pull them over if they are going under 20 MPH. Chad Poulsen stated that an OHV ordinance allows the deputy to focus more time on other issues. Mr. Maughan asked if the deputy will write a ticket. Denise Lindsay stated that the first offense is usually a warning. Mr. Poulsen stated that it depends on what the OHV ordinance states. Mr. Poulsen stated that he talked to Sheriff Chad Jensen about this issue. Mr. Poulsen stated that he was told that the OHV ordinance defines what is wanted in that city. Mr. Poulsen stated that the Sheriff asked to keep the OHV ordinance similar as much as possible to other city codes, so the deputies do not have to memorize a code for each city. Mr. Wells stated that Mendon, Millville, and Providence have an OHV code. Richmond may have an OHV ordinance. Bob Lindley stated that an OHV ordinance may eliminate the hassle from the deputies and citizen complaints. Mayor Thomas G. Bailey asked City Councilman Chad Poulsen to work with City Manager Scott Wells to review the OHV ordinance from other cities and write up an OHV ordinance for Wellsville City. After discussion, Chad Poulsen made a motion, seconded by Bob Lindley, to continue this discussion at a future City Council meeting.

YEA 5

Kaylene Ames
Bob Lindley
Denise Lindsay
Perry Maughan
Chad Poulsen

NAY 0

The City Council discussed the Cares Act Funding for Wellsville City. City Manager Scott Wells stated that he is working on the following items using the Cares Act Funding. They are: office furniture, computer, iPads for the City Council and the Planning Commission, work order system, asset management system, sewer and water on a GIS system, camera system for the city office, televisions in the Council Chambers and board rooms, and an ATV to push snow and disinfect bleachers. Mr. Wells stated that Wellsville City has received the first quadrant, in the process of getting the second quadrant, and may need the third quadrant. Bob Lindley asked if all of these items fall under approved items. Mr. Wells stated yes. Mr. Wells stated that these items help to manager Covid-19 better and they have to be unbudgeted items. Perry Maughan asked if Wellsville has to match any funds. Mr. Wells stated no. Mayor Thomas G. Bailey thanked Mr. Wells for his report.

Department Reports:

Denise Lindsay – 1) Several people have asked if Wellsville City will allow truck or treating this year – never discussed it – no truck or treating – City Manager Scott Wells suggested giving friendly advice.
2) New trailhead – people complaining – City property ends at the home – does not know if this is a Wellsville City issue. Perry Maughan would like the forest service to move the gate off of Wellsville City's right-of-way. Mayor Thomas G. Bailey stated that this is an issue that Wellsville City needs to stay on top of.

Chad Poulsen – 1) Suggested purchasing a timer for the lights at the Wellsville Rodeo Arena – don't know if that is the correct solution – people still there well after midnight – suggested shutting the lights off at midnight – something to do for next spring – same for all recreation areas – think about it.

Kaylene Ames – 1) Troop 21 – raked leaves today at the duck pond and took them to the green waste.
2) Asked if the City Council would allow Troop 21 to conduct a flag ceremony at the beginning of a City Council meeting – absolutely.

Bob Lindley – 1) Eagle Scout project – Will Bankhead – running power from the southwest end of the ballpark to the baseball diamond – tomorrow morning.
2) Need green waste bins closer to the wall – mess between the wall and the bins.

Perry Maughan – 1) Sign next to the well house – Bob Lindley will work on it.

City Manager/Recorder's Report:

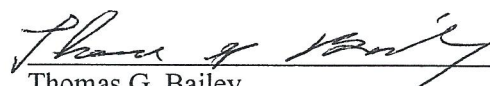
Scott Wells – 1) Working on video cameras at the green waste and cemetery – cameras at the city office, fire station, all public works, springs, screening building, and rodeo arena.
2) Has a lady working off 28 hours of community service – raking leaves from the sidewalk to the curb and down at the cemetery.

At 7:31 p.m., Chad Poulsen 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