

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, December 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, Councilmen Bob Lindley, Chad Poulsen, and Austin Wood. 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 December 11, 2020. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present: Jennifer Leishman Diana Cannell Roger Blechert
Jerald Leishman Leesa Cooper Debra McBride

Opening Ceremony: Mayor Thomas G. Bailey

The Council reviewed the agenda. City Manager Scott Wells stated that item #9 canceled and will be added to a future City Council agenda. Chad Poulsen made a motion, seconded by Bob Lindley, to approve the agenda with the change.

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

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

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

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 25321 through 25353.

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

Debra McBride asked if there was a City Councilmember over risk management. Mayor Thomas G. Bailey stated that City Councilman Austin Wood is over risk management.

Diana Cannell met with the City Council to resent the 2019/2020 Audit Report. Diana Cannell stated that overall, assets for Wellsville City went up and the liabilities went down. Ms. Cannell stated that they audit the fees that Wellsville City charges to ensure that it supports the user fees. Ms. Cannell stated that the operating income is positive because it is covering the expenses. Ms. Cannell stated that last year, there were 4 findings, which were all resolved. Ms. Cannell stated that this year, there is 1 finding. None of the findings are repeated. Ms. Cannell stated that the finding was pretty minor. It is concerning depositing

monies collected within 3 business days once it is received. Denise Lindsay asked if holidays count as a business day. Ms. Cannell stated no. Mayor Thomas G. Bailey stated that financial institutions are opened on Saturday. Mayor Bailey asked if Saturdays count. Ms. Cannell stated no. Ms. Cannell stated that Wellsville City is in fine financial shape as of year end on June 30, 2020. Mayor Bailey thanked Ms. Cannell for working with Wellsville City all these years. After discussion, Bob Lindley made a motion, seconded by Chad Poulsen, to accept the 2019/2020 Audit Report.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Roger Blechert met with the City Council to discuss the need for an emergency vehicle for the Wellsville City EMS. Roger Blechert reviewed his request that he made two weeks ago. Mr. Blechert gave an update. On January 1, 2021, Wellsville City will go live as a transporting agency. There have been numerous nights of training. There are 12 new medications that the ambulance can carry and administer. Mayor Thomas G. Bailey asked if the EMT's are qualified to give the medications. Mr. Blechert stated that the advanced EMT's are. Mr. Blechert stated that he has 14 citizens. Each citizen will be required to complete one 24-hour shift each week. Mr. Blechert stated that there will be 2 people on each shift, 1 basic EMT and 1 advanced EMT. Mayor Bailey asked if they would have the ability to call other agencies. Mr. Blechert stated yes. Mr. Blechert stated that Hyrum will cover Hyrum, Paradise, Avon, Nibley, Millville, and Highway 165. Wellsville will cover Wellsville City to Maple Rise and Highway 89/91 from Ted's Service to the summit. Mendon will cover Mendon City. Mayor Bailey asked if Mendon would cover Highway 23. Mr. Blechert stated that he did not know. Mr. Blechert handed out a proposed letter that will be sent to the citizens of Wellsville City for the City Council to review. Mayor Bailey asked if the date of January 6, 2021 is doable for a public hearing. City Manager Scott Wells stated that a public hearing for the Planning Commission will also be held. The next available date for a public hearing for the Planning Commission is January 13, 2021, so the public hearing for the City Council will be scheduled for January 20, 2021. City Treasurer Leesa Cooper stated that the next utility billing will be December 30, 2020. Mr. Wells stated that he would advertise the public hearings, and then send the mailer after. Mr. Wells stated that if a mailer is sent, the information needs to be explained differently. Mr. Wells stated that he does not know the best way to educate the citizens of Wellsville City. Mayor Bailey asked if the public hearing would take place and then send the mailer. Mr. Wells stated that is correct. Chad Poulsen stated that only so many people will be able to attend the public hearing, but Wellsville City needs the maximum amount of input. Mr. Poulsen stated that the mailer may be needed sooner then or shortly after the utility billing is sent. Ms. Cooper stated that more people may see the mailer if it is not part of the utility billing. Ms. Cooper suggested posting the information on the website and Facebook. Bob Lindley stated that he thinks the dates are too tight for a reasonable response. Mr. Poulsen stated that this is the electronic age and suggested citizens vote from Facebook. Mr. Wells stated that once the information goes to Facebook, it is hard to record it. Mr. Poulsen stated that Wellsville City may get a better response from electronic means versus a paper mailer. Mr. Lindley thinks that the website and Facebook is a great idea. Denise Lindsay suggested posting an explanation on the website so that people may refer to it, and then send a mailer. Mayor Bailey stated that older citizens may not have the capability to view the information electronically. Mr. Wells stated that Wellsville City needs to spoon feed the citizens. Ms. Cooper agrees with Mr. Wells. Mr. Lindley stated that the letter does not specify a \$7.00 to \$9.00 increase. Mr. Blechert stated that can be added. Mr. Blechert stated that he has no control over the bill. Mr. Poulsen stated that he does have some control because the amount can be charged to all of the citizens or they can take some of it out of the current budget. Jerald Leishman gave a history of the fire department. The fire department was organized in 1965. The mayor at that time was the only opposition. The first fire was at the mayor's home. Mr. Leishman stated that they did not have to worry about a lot of stuff like they do now. Mr. Leishman stated that they did not need safety equipment like they do now. Mayor Bailey asked Mr. Leishman if he would support the Wellsville EMS with a new squad truck. Mr. Leishman stated that Wellsville EMS needs a squad truck, but he has a hard time letting go of the funds that the fire department has because the fire department has needs. Mayor Bailey stated that the \$3.00 monthly fee is approximately \$35,000 per year. Mayor Bailey stated

that in 10 years, that is \$350,000. Mayor Bailey stated that should be enough for upkeep on equipment. Mr. Leishman agreed with Mayor Bailey, but stated that right now, the fire department is in trouble. Mayor Bailey stated that Wellsville City has been collecting the \$3.00 monthly fee for one year now and asked what the fire department has purchased with that money. Mr. Leishman stated that they have not purchased anything because the money is in the account that the fire truck was paid from. Mr. Wells stated that Wellsville City has the money coming in and the question now is how to split it. Mr. Wells asked if the \$3.00 monthly fee could be split until the squad truck is paid for and then it will all go back to the fire department. Mr. Blechert stated that the south end of Cache Valley is growing. At some point, the EMS personnel will need to stay at the station 24 hours per day. Mr. Leishman stated that he is having a hard time finding volunteers to help. Mr. Leishman stated that Wellsville City may need to start paying fire fighters. Austin Wood asked what the cost would be to become compliant. Mr. Leishman stated that there is no way to become compliant. Mr. Leishman stated that cost for Logan City is approximately \$9.00 per citizen. Mayor Bailey asked Mr. Blechert what he envisioned Wellsville City's role in the ambulance service being. Mr. Blechert stated that the Cache Valley ambulance service will be putting \$25,000 into the truck so that it is ready to go, billing/collecting, licensing, and paramedic service wages. Mr. Leishman asked if Mayor Bailey had called Chief Hammer. Mayor Bailey stated that he has asked Chief Hammer and he still has no answers. Mr. Leishman stated that no one knows the answers. Mayor Bailey asked if Cache County ambulance service would pay all of the expenses on the ambulance. Mr. Leishman stated that he wished he had answers for the questions, but he does not know. Mr. Leishman stated that once the ball starts rolling, there will be more answers. The ambulance on the south end does not have near the call volume to generate much revenue. Mayor Bailey stated that the fire department wants to keep the \$3.00 month fee. Mayor Bailey suggested plan that he and Mr. Wells came up with to purchase the squad truck. Mayor Bailey stated that the \$3.00 monthly fee will be split until the squad truck is paid for. Mayor Bailey stated that the EMS department budget will stay the same and it will be contributed to the purchase of the squad truck. Mr. Blechert stated that he will not need to spend money as he did in the past because the county will be contributing. Mr. Blechert stated that he has about \$5,000 in savings and about another \$7,800 in his budget that he is willing to put towards the squad truck. Mayor Bailey stated that it may take 4 to 5 years to pay for the squad truck, and after it is paid for, the \$3.00 monthly fee will go back to the fire department. Mayor Bailey stated that he thinks Wellsville City can come up with enough money to pay for the squad truck. Mr. Leishman asked about impact fee money. Mr. Wells stated that there is very little impact fee money. Mayor Bailey stated that with this proposal, Wellsville City will not need to raise any fees other than the \$4.00 for the county bill. Mr. Blechert asked if Wellsville City would raise the \$3.00 monthly fee to \$4.00. Mr. Wells stated that Wellsville City has not given the \$3.00 a fair shake. Mr. Blechert asked if there is enough money for Wellsville City to loan to both departments and both pay back Wellsville City. Mr. Wells stated that he does not know. Mr. Leishman stated that he is hoping for a grant in the Spring of 2021 for SCBA's. Mayor Bailey asked if the EMS department would accept the offer from Wellsville City. Mr. Blechert stated that he accepts the offer. Mr. Wells stated that there is no resolution as of today. The split will begin today. Mr. Lindley asked about the citizens outside of Wellsville City. Mr. Wells stated that Chief Hammer stated that his volume increased to incorporate the \$3.00 monthly fee for those outside of Wellsville City limits. Mayor Bailey stated that the squad truck is not in the budget for this year but will be in the new budget for next year which starts July 1, 2021. Mr. Blechert asked if the truck can be ordered before it is put in the budget. Mayor Bailey stated that Mendon City purchased a squad truck back east for \$60,000 to \$70,000 and paid \$4,000 to ship it here. Mayor Bailey stated that the loan is for 6 years. Mayor Bailey stated that Mendon got a very good deal. Mayor Bailey stated that Wellsville City cannot eat an elephant all at once, but they can start by purchasing the squad truck. Mr. Lindley stated that in his opinion, he would like to sit in a meeting with the citizens of Wellsville City and ask for an increase in the fees once, not this year and then do it again next year. Mr. Blechert stated that if Wellsville City explains to the citizens what they are getting, he thinks the citizens would understand and it would be worth it. Mr. Poulsen agrees, but is concerned for the older citizens that are on a fixed income. Mayor Bailey asked the City Council who would be in favor of increase the monthly fee from \$3.00 to \$4.00 and an additional \$4.00 for the county bill. There were three City Council members that raised their hands. Mr. Wood stated that \$4.00 for the county bill feels mandatory and adding another \$1.00 to the already \$3.00 monthly fee is not mandatory. Mr. Wood stated that the plan that Mayor Bailey and Mr. Wells has presented alleviates all of it. Ms. Lindsay agrees with Mr. Lindley. Mr. Poulsen stated that Wellsville City will still collect the \$3.00 monthly fee and author a resolution to split the fee between the two departments. Mr. Poulsen stated that no one knows what will happen with the budget going forward. Mr. Poulsen stated

that he would rather get beat up twice then take more money out of the packets of the Wellsville citizens than what is needed. Ms. Lindsay stated that the in the meetings with Cache County, CCEMS was collected on property taxes. Mr. Blechert believes that is for the 911 service. Mayor Bailey stated that has never been brought up in any meetings. Mr. Blechert stated that he will take what he can get. Mr. Wells asked if Mr. Blechert is willing to give his savings to the fire department. Mr. Blechert stated yes. Mr. Lindley asked if there would be a resolution to continue the \$3.00 monthly fee. Mayor Bailey stated yes. Ms. Lindley asked if the resolution will be for both the fire and EMS departments. Mr. Wells stated yes. Mr. Lindley asked if the public hearing will be to adopt the \$3.00 monthly fee permanently. Mr. Wells stated yes. Mayor Bailey asked if the City Council should propose the \$4.00 fee for the county bill first, and then explain the \$3.00 monthly fee split. Mr. Lindley stated that the City Council should do both at the same time. Mr. Poulsen stated that this will give Wellsville City one year to see what it truly costs. Mr. Wells stated that doing this will drain the savings accounts of both the fire and EMS departments. Mr. Wells asked if that is a risk they are willing to take. Ms. Lindsay stated that they may not have a choice. Mayor Bailey stated that this is a reason to have the money in savings to buy what is needed. Mr. Poulsen asked when the fire department will know about the grant money. Mr. Leishman stated that the grant has to be submitted by April 1, 2021. Mr. Leishman stated that the squad truck could be ordered because it does not have to be paid for until the Fall 2021. Mr. Wells stated that there can be no dates before July 1, 2021. This is for discussion only. The public hearing is for the \$4.00 fee for the county bill and to split the current \$3.00 monthly fee. Mr. Wells stated that he believes that the education of the \$4.00 fee for the council bill is worth a mailer. Mr. Blechert asked when this could be pushed through. Mr. Wells stated that the public hearing for the Planning Commission will be held on January 13, 2021 and the public hearing for the City Council will be held on January 20, 2021. Mr. Well stated that he will do everything possible to make it public. After discussion, Bob Lindley made a motion, seconded by Chad Poulsen, to continue this issue at a future City Council meeting.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Roger Blechert met with the City Council to discuss the increase fee mailer for Wellsville City associated with the Fire Department and EMS Department. After discussion, Bob Lindley made a motion, seconded by Chad Poulsen, to continue this discussion at a future City Council meeting.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

City Manager Scott Wells met with the City Council to discuss a resolution to combine the existing Fire Protection Service Fee with the EMS Department and make a Fire/EMS Service Fee. City Manager Scott Wells stated that this is concerning splitting the \$3.00 fee between the two departments. Mayor Thomas G. Bailey asked if the public hearing concerning this resolution will be held on the same night as the public hearing for the \$4.00 fee for the South Valley Fire. Mr. Wells stated yes. After discussion, Chad Poulsen made a motion, seconded by Denise Lindsay, to continue this discussion at a future City Council meeting.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

City Manager Scott Wells met with the City Council to discuss the first quarter financial statement for October. City Manager Scott Wells reviewed the revenues and expenses with the City Council. Mr. Wells stated that Wellsville City is in good financial shape. After discussion, Denise Lindsay made a motion, seconded by Austin Wood, to approve the first quarter financial statement for October.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Department Reports:

Mayor Thomas G. Bailey – 1) Interviewed 8 candidates for the Deputy Treasurer – Wellsville City has hired Denise Lindsay for the position.

Denise Lindsay – 1) Asked about fireworks on New Year's Eve – no firework restrictions – refer to the State website.

Chad Poulsen – 1) Christmas lights look awesome – display looks great.

Kaylene Ames – 1) Thanked Wellsville City for the Christmas drive-thru dinner.

2) Questions about 400 North project – citizens are asking to see the digital plan. City Manager Scott Wells stated that it was presented during a City Council meeting and no one came. It was advertised on the agenda as a public hearing. Mr. Wells stated that once the project is finalized, citizens can review it.

Austin Wood – 1) Roads – gravel road by the Wellsville Dam – why is it not paved. It is a low priority. The cost is \$200,000 to pave. There is no infrastructure. The road has not quit settling. City Manager Scott Wells cautioned Mr. Wood to be careful of public clamor.

City Manager/Recorder's Report:

Scott Wells – 1) Exterior Lighting – handed out changes that are recommended by City Planner Jay Nielson – added underline information – removing verbiage that has a line through it. This is to update the code to solidify the issues that Wellsville City is having with some citizens. The Planning Commission will have a public hearing recommending the changes to the City Council.

2) Subdivision Title 11 – handed out changes giving Wellsville City the authority to not accept a subdivision if it has been split without coming through Wellsville City first. Again, the Planning Commission will have a public hearing recommending the changes to the City Council.

3) Title 10 – Single Family Living – changing the unrelated persons from 3 to 4. Again, the Planning Commission will have a public hearing recommending the changes to the City Council.

4) Mark Thompson property – 4300 South Highway 89/91 – did a lot line adjustment for parcel 2 and sold the property. When Mr. Thompson came to Wellsville City, he was informed that it was done illegally. Mr. Thompson is scrambling to go through the proper channels. City Manager Scott Wells stated that parcel 1 will be Mr. Thompson's business, parcel 2 will be the trailer sales business, and parcels 3 and 4 are for future development. Mr. Wells stated that Mr. Thompson will be required to extend the road between parcels 3 and 4.

5) New law passed – does not quite understand it yet – allows cities to sell water outside of the city limits. City Manager Scott Wells stated that Wellsville City has taken the stance that they do not sell water outside of the city limits. Mr. Wells stated that Wellsville City has made some exceptions, and they have sold water outside the city limits at double the rate. There is a parcel past Dale Bankhead that is in the county. Mr. Wells asked if they would like to annex into Wellsville City. They responded that they do not know if they can abide by all of the rules. They would, however, like to purchase water from Wellsville City. Mr. Wells stated that they would require frontage along the street, and they would be responsible to run the utilities. Mr. Wells asked that the City Council ponder the thought process of selling water outside of the

city limits.

6) Interviewing a third Public Works employee – will be making decision soon – have interviewed 6 applicants.

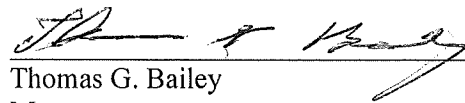
7) Cares Act monies – purchasing iPads for the City Council and Planning Commission – scan packets and send to them electronically.

At 8:43 p.m., Chad Poulsen made a motion, seconded by Bob Lindley, to adjourn the meeting.

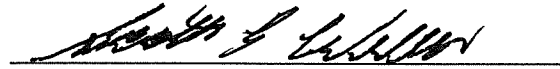
YEA 5

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0



Thomas G. Bailey
Mayor



Scott E. Wells
City Manager/Recorder