

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, January 6, 2021, 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 31, 2020. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present: Jennifer Leishman Lara Gale Carly Lansche
Kirt Lindley

Opening Ceremony: Chad Poulsen

The Council reviewed the agenda. City Manager Scott Wells stated that he is not prepared for item #10 and stated that it will be added to a future City Council agenda. Bob Lindley 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	
Chad Poulsen	
Austin Wood	

The Council reviewed the minutes of the December 16, 2020 regular City Council meeting. Austin Wood made a motion, seconded by Denise Lindsay, to approve the minutes of the December 16, 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, Chad Poulsen made a motion, seconded by Bob Lindley, to approve the City's account payables bills for payment, represented by check number 25362 through 25406.

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

There was no one in attendance for citizen input.

Carly Lansche met with the City Council to discuss signage at the Murray Trailhead. Carly Lansche stated that she was hired by Cache County as the Trails Coordinator in June 2020. Ms. Lansche stated that she is implementing the road signs for directions to the Murray Trailhead. Ms. Lansche handed out copies of the proposed signs, cost breakdown, and a map of the placement of the signs. Ms. Lansche stated that she would like to have a discussion concerning Wellsville City participating in the cost, seeing if Cache County can dig up the funds, or if the cost can be split. City Manager Scott Wells wished Ms. Lansche luck in working with UDOT in the rights-of-way. Ms. Lansche stated that she has had no problems with the

region, but they have been slow. Mr. Wells stated that 4 of the 6 signs will be in the State right-of-way. Ms. Lansche stated that it seems that there are a lot of signs along Highway 89/91, but they do need a couple along the highway to point to the Murray Trailhead. Mr. Wells asked if any of the City Councilmembers had been to see the trailhead. Kaylene Ames stated yes. Austin Wood stated yes, and it is awesome. Mr. Wells stated that they have done an awesome job on the parking lot, the restrooms, and everything else up there. Ms. Ames asked who plows the road. Mr. Wells stated that Cache County does. Mr. Wells stated that he thinks that signage is good. Any cell phone can take you there. People around the country have come to use the Murray Trailhead. Mr. Wells thinks that the signs would be worthwhile. Ms. Lansche stated that her contact information is located on the back of the handout. If someone sees a change that needs to be made, they can let her know. Mr. Wells suggested that Wellsville City participate in the cost of the signs and have Cache County install them. Ms. Lansche stated that if Wellsville City would like to put a cap on the funds, she will work with that. Ms. Ames stated that it seems pretty straight forward. Chad Poulsen stated that he does not know if they need signs on Highway 89/91. Ms. Lansche stated that the initial conversation with UDOT was that there were already a lot of signs along Highway 89/91. Mayor Thomas G. Bailey stated that UDOT is not hip on putting any signs along Highway 89/91. Mr. Wood stated that the destination is Wellsville City, and once people get to Wellsville, signs in town can direct them to the Murray Trailhead. Mr. Wood stated that he thinks it is a great resource. Ms. Lansche stated that they are in the process of adding narrow canyon trail and wide canyon trail to the trails map. Bob Lindley asked what amount the budget would allow to put towards this project. Mr. Wells stated that it is not budgeted. Mr. Wells suggested contributing \$350 to this project and it will come of the roads fund. Mr. Lindley stated that he is really good with that. Mr. Lindley stated that people will use it and Wellsville City should make it as convenient as possible. After discussion, Kaylene Ames made a motion, seconded by Austin Wood, to contribute \$350 to the directional signs for the Murray Trailhead.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Lara Gale met with the City Council to discuss the Moderate-Income Housing Plan update. Lara Gale asked if the City Council had a chance to look at the document. The City Council stated yes. Ms. Gale stated that Wellsville City has rezoned all of the residential to allow 1 multi-family unit per block. Ms. Gale stated that she did not know of any other communities that had done that. Ms. Gale stated that it is the best of both worlds. Ms. Gale stated that there is a good mix of housing throughout the community. Mayor Thomas G. Bailey stated that allowing one multi-family unit per block has been in the code for 25 or more years. Bob Lindley asked what the difference between average and median is. Ms. Gale stated that she used the census data for Cache County for this report. Ms. Gale stated that it is not an average, but the median is most households make that amount of money. Ms. Gale stated that this report is required by the legislature, so the standards should be set by them. However, there is no specific guidance. Ms. Gales informed the City Council that she chose to use the census household date and not the HUD numbers. Ms. Gales reviewed the report with the City Council. Ms. Gale stated that the report fills the following 5 points that are listed in the report. There are as follows: 1) An estimate of the existing supply of MIH in the city, 2) An estimate of the need for MIH for the next five years, 3) A survey of total residential land use, 4) An evaluation of how existing land uses and zones affect opportunities for moderate income housing, and 5) A description of the city's program to encourage an adequate supply of moderate income housing. Mayor Bailey stated the 1 multi-family unit per block has been know for 25-plus years, but they cannot force developers to build multi-family housing. Mr. Lindley stated that Wellsville City cannot control the prices on building lots or homes. City Manager Scott Wells stated that he receives many telephone calls about mixed use, having commercial use in front and multi-family units in the back. Mayor Bailey stated that many developers talk about it, but nothing ever happens. Mayor Bailey gave an example of two subdivisions across the street from each other. The subdivision on the east side, has one lot left for sale, and the homes are in the price range of \$500,000 and higher. The subdivision on the west side are lower-priced homes, between \$380,000 and \$500,000, and it seems that they cannot give away a lot. Mayor Bailey stated that the lots with higher-priced homes are selling faster than the lots with lower-priced homes. Mr.

Lindley asked if developers receive help from the government to building multi-family housing and only change minimal rent. Ms. Gale stated that there are tax incentives for developers to do that. Chad Poulsen thanked Ms. Gale for the information. Mayor Bailey stated that it is good information to have. 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

The City Council discussed assignments for the Mayor and City Council for 2021. The following are the proposed 2021 assignments for the City Council:

Austin Wood – Emergency Plan & CERT Training, Culinary Water, First Responders, Roads
Bob Lindley – Parks & Recreation, Cemetery, Environmental, Storm Water
Kaylene Ames – Founders Day Chairperson, Wellsville City Royalty, Beautification Committee, City Float
Chad Poulsen – Planning & Zoning, Law Enforcement, Animal Control
Denise Lindsay – Sidewalks, Web Page, Cache County City Booth, Youth Council
Mayor Thomas G. Bailey – Fire Department, Irrigation Sewer, Sunday Night Meeting, Parade

The following are the proposed 2021 Founder's Day assignments for the City Council:

Austin Wood – Sham Battle, Vendor Booths, Cannon
History Committee – Cemetery Tour, Historical Speaker
Kaylene Ames – Chairperson, Community Breakfast, Amusement Rides, Music in the Park
Denise Lindsay – Quilt Drawing, Dutch Oven Meal, Family Dance
Bob Lindley – Tennis Tournament, Golf Tournament, Softball Games
Chad Poulsen – Founder's Day Flag Ceremony, Watermelon Bust, Fun Run
Mayor Thomas G. Bailey – Parade, Rodeo, Patriotic Program, Draft Horse Pull/Team Roping Rodeo Flag Ceremony, Mt. Sterling Stampede.

Mayor Thomas G. Bailey asked if there were any questions. There were none. After discussion Bob Lindley made a motion, seconded by Austin Wood, to approve the assignments for the Mayor and City Council for 2021 and the assignments for the 2021 Founder's Day.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Department Reports:

Denise Lindsay – 1) Newsletter – proposed change to the \$3.00 fire truck fee and the \$4.00 County Emergency fee was added. The front office has received many calls concerning this issue. Ms. Lindsay read from the Mayor's Corner of the Clarkston town newsletter. The newsletter was a great reminder of the services offered to the citizens. Ms. Lindsay stated that she was very impressed with the statement made by the Mayor. Ms. Lindsay suggested adding something similar to the Wellsville City newsletter from the City Council after the public hearings are conducted.

Chad Poulsen – 1) New Planning Commission alternate member – discussed Terry Boharsik, Ed Rigby, and Clair Cooper. After discussion, the City Council agreed to have Mr. Poulsen ask Clair Cooper. If Mr. Cooper accepts, they will present his name for approval at the next City Council meeting.

Kaylene Ames – 1) Wellsville City Scholarship Pageant – in the past, it has been announced in January – as a committee, they have decided not to announce anything yet.

Bob Lindley – 1) An individual asked him if Wellsville City has a development plan or want to annex Mount Sterling. Mr. Lindley stated that he told the individual that Wellsville City will only annex property from Mount Sterling if it adjacent to property already within the city limits and if the landowner requests the annexation. Mayor Thomas G. Bailey stated that is correct. Mayor Bailey stated that Wellsville City plans to annex all of the property to the Box Elder County line in the future.

Austin Wood – 1) Eagle Scout – lists of service projects. Different groups have approached him about not being part of the scouting program, but still need services projects. Discussed paying for service projects – in the past, Wellsville City has paid for half the cost of the project. The Eagle Scout Project account has budgeted \$1,000.00 each year.

2) Emergency Preparedness Plan video – coming soon.

City Manager/Recorder's Report:

Scott Wells – 1) Animal code – wild, fierce, dangerous, or vicious animals – does not allow venomous snakes or lizards. A citizen has a step-son raising snakes in his basement. The citizen wants the step-son to come to Wellsville City for a business license, but the code says no. If the step-son does not come to Wellsville City for a business license, does not know if there is much Wellsville City can do about it. Mr. Wells asked that the City Council read the code and be informed in case this becomes an issue.

2) 2021 Roads – 400 North is coming up – does the City Council want to rebuild additional roads – think about it.

3) Tuesday, January 12, 2021 – will be attending the City Council meeting in Dayton, Idaho. They have questions about zoning and subdivisions. City Planner Jay Nielson will be accompanying him.

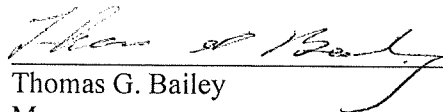
4) Cares Act money – have pushed the date to spend the money to the end of 2021.

At 8:17 p.m., Bob Lindley made a motion, seconded by Chad Poulsen, 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