

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, January 20, 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, 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 January 16, 2021. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

<u>Others Present:</u>	Jennifer Leishman	Barry Tripp	Roger Blechert
	Ernest Blankenship	Reed Bailey	Rhett Bailey
	Roy Parkinson	Debra McBride	Ron Case
	Mamie Hammer	AJ Thornock	Ty Wells
	Joseph Hammer	Hyrum Hammer	Hallie Heiner
	Hannah Seeholzer	Connie Seeholzer	Art Smith
	Paul Freed	Kirt Lindley	

Opening Ceremony: Denise Lindsay

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

<u>YEA 4</u>	<u>NAY 0</u>
Kaylene Ames	
Bob Lindley	
Denise Lindsay	
Austin Wood	

The Council reviewed the minutes of the January 6, 2021 regular City Council meeting. There was a word change on line 108. Kaylene Ames made a motion, seconded by Austin Wood, to approve the minutes of the January 6, 2021 regular City Council meeting with the change.

<u>YEA 4</u>	<u>NAY 0</u>
Kaylene Ames	
Bob Lindley	
Denise Lindsay	
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, Bob Lindley made a motion, seconded by Austin Wood, to approve the City's account payables bills for payment, represented by check number 25445 through 25471.

<u>YEA 4</u>	<u>NAY 0</u>
Kaylene Ames	
Bob Lindley	
Denise Lindsay	
Austin Wood	

Barry Tripp met with the City Council concerning an issue at his home. Mr. Tripp stated that he lives on 750 South. His step-son has lived with them for 9 years. The step-son is purchasing snakes to raise in the garage and basement. He is also purchasing rats to feed to the snakes. Mr. Tripp stated that he is scared to death of snakes because of a run-in with a rattlesnake when he was working on the railroad. Mr. Tripp stated that he has been to his bishop about this issue, and the bishop counseled him to worry more about his celestial marriage. Mr. Tripp stated that the step-son does not have a business license and does not know what kind of license he would need. Mr. Tripp stated that the stench is horrendous. Mr. Tripp stated that there are several people that come through his home because of these snakes. Mr. Tripp is wondering if

Wellsville City can do anything with this issue in order to put some light on it. Mayor Thomas G. Bailey stated that Wellsville City does have a code concerning snakes, but it is for venomous snakes. Mr. Tripp stated that he does not think there are any venomous snakes, but he does not know. Mayor Bailey stated that if the step-son is selling and exchanging snakes, it is a business, and he does need a business license. Kirt Lindley stated that if the snakes are not poisonous, there is nothing in the ordinance that says he cannot have them. Mayor Bailey stated that this is a tough situation that Wellsville City is in. The step-son is not breaking the code and there is no code that says he cannot have them. Mr. Tripp says that the step-son is 48 years old and his name is not on the deed of the home. Mr. Tripp is concerned because the liability falls on him should anything happen. Denise Lindsay stated that Wellsville City cannot tell Mr. Tripp what to do, but the responsibility does fall on him. Mr. Tripp stated that the step-son does not own the home. Austin Wood asked if the neighbors complained about the stench. Mr. Tripp stated no. Ms. Lindsay asked if the step-son pays rent. Mr. Tripp stated that is debatable. Ms. Lindsay stated that as a landlord, he could serve an eviction notice.

Councilman Chad Poulsen arrived at the meeting at 6:20 p.m.

Mr. Tripp stated that his wife shows him the bank statements, and the step-son does deposit as much as \$200 a month for rent. Mayor Bailey stated that the step-son has a right to live there because he is a member of the family if Mr. Tripp chooses to allow him to live there. Mayor Bailey stated that in order for the step-son to sell snakes, he should have a business license. Mayor Bailey stated that Wellsville City cannot dictate what you do in your own home. Mayor Bailey thanked Mr. Tripp for coming in. Mr. Tripp thanked Mayor Bailey and the City Council for their time.

Beginning at 6:24 p.m., conduct the following public hearings in the following order:

First, the City Council shall receive public input, then along with the recommendation from the Planning Commission, consider for approval Resolution 2021-01 adopting the 2020 Bear River Region Utah Pre-disaster Mitigation Plan. City Manager Scott Wells stated that this plan is compiled of the towns in Cache Valley. It describes all of the disasters that could happen in Wellsville. It discusses Hyrum Dam breaking and flooding. It shows the risk level, the resources Wellsville City has, and the resources Cache County has. It discussed weather-related disasters, such as, rain, flooding, avalanches, and mudslides. The plan is 470 pages long. It discussed action on the local, county, state, and federal level. It is also an agreement to help other communities with disasters. Chad Poulsen asked if the plan includes a list of resources. Mr. Wells stated yes. Bob Lindley asked if it lists financial information or just resources. Mr. Wells stated that financial aid is part of the state and federal level. Mr. Wells stated that a town must participate in order to receive FEMA money. Mayor Thomas G. Bailey stated that this is a public hearing and asked if there was any public input. Debra McBride asked if the plan was on the City's website. Mr. Wells stated that it is on the BRAG website.

At 6:30 p.m., the public hearing was closed.

Mayor Thomas G. Bailey asked if the City Council had any input. Denise Lindsay stated that she believes it is an admirable cause and that Wellsville City needs to be a part of. Chad Poulsen stated that the Planning Commission approved this with no issues. After discussion, Chad Poulsen made a motion, seconded by Bob Lindley, to approve **RESOLUTION 2021-01 A RESOLUTION OF WELLSVILLE CITY ADOPTING THE 2020 BEAR RIVER REGION, UTAH PRE-DISASTER MITIGATION PLAN.**

YEA 5

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

Second, the City Council shall receive public input, then along with the recommendation from Planning

Commission, consider for approval Resolution 2021-02 amending the existing Fire Protection Service Fees (\$3 per month) and creating a combined Fire/EMS Service Fee to be collected through City utility bills. Mayor Thomas G. Bailey stated that several years ago, the fire department had a capital need for a project. The City Council then passed a resolution for a \$3 monthly fee to be added to the City's utility bill. Since then, the project has been fulfilled. Mayor Bailey stated that the EMS now has a capital need that has been discussed for some time. A solution that is being proposed is to take the \$3 monthly fee and divide it in half so that the Fire department receives \$1.50 per month and the EMS receives \$1.50 per month. Mayor Bailey stated that as soon as the capital needs project has been fulfilled, the \$3 monthly fee will return to the Fire department. Mayor Bailey stated that this is a public hearing and asked if there was any public input. Ernest Blankenship stated that this is a golden opportunity to support those that risk their lives every day. Mr. Blankenship stated that he feels that instead of splitting the \$3 monthly fee between the two departments, Wellsville City should be adding money so that each department has a \$3 monthly fee. Mr. Blankenship believes that Wellsville City should invest in the Fire and EMS departments. Mr. Blankenship stated that he wants what is best for the community. Reed Bailey stated that he agrees with everything Ernie Blankenship said. The Fire department is in dire need of equipment. The Fire department is depending on hand-me downs from other departments in the valley. Denise Lindsay asked how much Mr. Bailey proposes the Fire department needs. Ms. Lindsay asked if \$100,000 is enough. Mr. Bailey stated that he does not know. Mr. Bailey stated that each department needs upkeep. Mayor Bailey stated that Mr. Bailey needs to sit down with Jerald Leishman and find out what is in the budget. Mr. Bailey stated that the Fire department equipment does not work and does not want to wait for whatever the county gives them. Ron Case stated that he was on the City Council when the \$3 monthly fee was passed. Mr. Case stated that it is cheap insurance. Mr. Case stated that he feels the same way with the EMS department. Mr. Case stated that another \$48 a year is cheap insurance. Mr. Case stated that he appreciates a comfortable, nice ambulance close to home. Mr. Case stated that Wellsville City has a good group of volunteers that should be taken care of. Mr. Case stated that if these volunteers are putting their lives at risk because there is no money, then shame on Wellsville City. Mr. Case stated that the City Council takes increasing fees and raising taxes very seriously. Mr. Case stated that as far as fees go, it is cheap insurance and he fully supports it.

At 6:47 p.m., the public hearing as closed.

Kaylene Ames asked if the Fire department can provide a list of equipment with a dollar value that the City Council can review. Reed Bailey stated that he can work on that. Chad Poulsen stated that the Planning Commission was concerned about increasing the fees and then down the road, reevaluate the fees, and maybe add to it. Mr. Poulsen stated that the Planning Commission did approve this issue. City Manager Scott Wells stated that the reality is that Wellsville City made the last fire truck payment in December 2020. Mr. Wells believes that Wellsville City needs to give the \$3 monthly fee a fair shake. Mr. Wells stated that Wellsville City has made a plan and they need to stay on course. After discussion, Chad Poulsen made a motion, seconded by Kaylene Ames, to approve **RESOLUTION 2021-02 A RESOLUTION AMENDING THE EXISTING FIRE PROTECTION SERVICE FEES AND CREATING A COMBINED FIRE/EMS SERVICE FEE TO BE COLLECTED THROUGH CITY UTILITY BILLS.**

YEA 5

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

Third, the City Council shall receive public input, then along with the recommendation from the Planning Commission, consider for approval Resolution 2021-03 adopting the imposition of an Emergency Medical Services (EMS) fee (\$4 per month). Mayor Thomas G. Bailey stated that in years past, Cache County has been under a CCEMS agreement which includes every community in Cache Valley. It is for ambulance service. Logan City reviewed their budget, and it is not in their best interest to continue with CCEMS. Mayor Bailey stated that Logan City has pulled out of the agreement and is going in their own direction.

Cache County has been divided by the south end and the north end. The ambulances will reside in Hyrum, Wellsville, and Mendon. Each ambulance is maned by EMS technicians that are qualified to administer medications and transport if necessary. Wellsville City has the number two ambulance. There are EMS technicians on-call 24 hours per day, 7 days a week. Cache County has assessed each town a fee in order to do this. The fee that has been assessed Wellsville City for service is \$49,000 per year. This equals out to \$4 per month per household. Roger Blechert stated that the system is working. The south end ambulance service has not had to rely on Logan City once since this began. Mayor Bailey stated that this is a public hearing and asked if there was any public input. Roy Parkinson stated that \$48 per year is not much, but it keeps going up and where does it end. If it runs out of money, then what. Mr. Parkinson stated that Utah is a conservative state. It needs to be more conservative. Mr. Parkinson stated that people keep pumping the dog for more and more money, and it never stops, it just keeps going.

At 7:08 p.m., the public hearing was closed.

Chad Poulsen stated that the Planning Commission had questions about the service and how it was going to work. Mr. Poulsen stated that the Planning Commission approved this issue. Mayor Thomas G. Bailey stated that Wellsville City did not raise the \$3 monthly fee for the Fire/EMS departments because they knew about the \$4 monthly fee. Mayor Bailey stated that things have changed, and Wellsville City has to meet the standards that are set. Mayor Bailey stated that this is the dilemma Wellsville City finds themselves in and if anyone has the answer, he would love to hear it. Bob Lindley stated that he does not like the way Cache County gave Wellsville City the fee. There is no information on the budget or how they are spending it. Chad Poulsen stated that he understands that citizens think that splitting the \$3 monthly fee is not enough. Mr. Poulsen stated that Mayor Thomas G. Bailey and City Manager Scott Wells have reviewed the budget line by line to try to find the money. There are other needs that Wellsville City has. Mr. Poulsen stated that Wellsville City has been given this bill and must pay for it. Art Smith stated that for several months, the Cache Valley Transit District has discussed a new bus facility in North Logan. The cost is \$25 million for a bus barn which Mr. Smith believes is an excessive amount of money. Mr. Smith stated that Wellsville City needs to be aware of Cache County and how they are spending the money. After discussion, Bob Lindley made a motion, seconded by Austin Wood, to approve **RESOLUTION 2021-03 A RESOLUTION PROVIDING FOR THE IMPOSITION OF AN EMERGENCY MEDICAL SERVICES (EMS) MONTHLY FEE.**

YEA 5

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

Mamie Hammer met with the City Council concerning the Wellsville City Youth Council. Mamie Hammer stated that she is the adult advisor for the Wellsville City Youth Council. Ms. Hammer thanked the former Wellsville City Youth Council for 2020. Ms. Hammer stated that they had great ideas and were willing to serve, and then COVID hit. The Wellsville City Youth Council 2020 were AJ Thornock, Sadie Coleman, Hyrum Hammer, Abby Bates, Hallie Heiner, Calvin Kunsler, and Ty Wells. They were given a round of applause. Ms. Hammer stated that Wellsville City sent out a text announcing the Wellsville City Youth Council 2021. Ms. Hammer stated that they did not have a lot of participation this year because the election was held online. Ms. Hammer asked outgoing Wellsville City Youth Council Mayor AJ Thornock to announce the Wellsville City Youth Council 2021. They are as follows: Joseph Hammer, Hannah Seeholzer, Hyrum Hammer, Kaitlyn Hardy, Abby Bates, and Sadie Coleman.

The Wellsville City Youth Council 2021 was sworn in by City Manager Scott Wells. The Wellsville City Youth Council 2021 are as follows: Joseph Hammer, Hannah Seeholzer, Hyrum Hammer, Kaitlyn Hardy, Abby Bates, and Sadie Coleman.

Paul Freed met with the City Council to discuss for approval a pressurized irrigation system for Creekside Meadows Subdivision. Paul Freed stated that his property has been annexed into Wellsville City. Mr.

Freed stated that part of the agreement is to purchase water or provide a secondary irrigation system. Mr. Freed stated that he owns 39 ½ shares in the Wellsville-Mendon Irrigation Company. Mr. Freed stated that the water is gravity flow to the property. Mr. Freed stated that he is working on rezoning the property. Mr. Freed stated that he is seeking approval for the pressurized irrigation system. Mayor Thomas G. Bailey stated that the code states that Wellsville City requires 3 acre feet of water per developable acre. Mayor Bailey stated that the question is how many developable acres are there. Mayor Bailey stated that Wellsville city has done two to three pressurized irrigation systems around town and the only stipulation is that the water must be turned over to the HOA or each individual landowner. Mr. Freed stated that is the plan. Mayor Bailey asked if Kirt Lindley could see any problems with this issue. Kirt Lindley stated that his only suggestion is in the next two to three years, the State of Utah may require a measuring device on the pressurized irrigation system at each residence. Mr. Lindley stated that each resident should stub out of the pressurized irrigation system for a water meter. Mayor Bailey stated that Mr. Freed will bring the drawings to the Planning Commission and City Council and Wellsville City will know more than. After discussion, Denise Lindsay made a motion, seconded by Austin Wood, to approve a pressurized irrigation system for Creekside Meadows Subdivision.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

City Councilman Chad Poulsen met with the City Council to present Chad Lindley and Clair Cooper to the City Council for possible approval to serve as members of the Planning Commission. Chad Poulsen stated that Marcene Parker asked to be released from the Planning Commission. The current alternate, Chad Lindley, has agreed to move up into the vacant Planning Commission seat. Mr. Poulsen stated that he spoke with Clair Cooper and he has agreed to serve as the alternate for the Planning Commission. Mr. Poulsen stated that he spoke to six different people, and four out of the six were willing to serve. After discussion, Chad Poulsen made a motion, seconded by Austin Wood, to approve Chad Lindley and Clair Cooper as members of the Planning Commission.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Mayor Thomas G. Bailey met with the City Council to discuss for possible approval the Mayor Pro-tem 2021 for Wellsville City. After discussion, Bob Lindley made a motion, seconded by Chad Poulsen, that Kaylene Ames would serve as the Mayor Pro-tem 2021 for Wellsville City.

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 first quarter financial statement for November 2020. City Manager Scott Wells reviewed the General Fund, Capital Projects Fund, Water Fund, Sewer Fund, and Stormwater Fund. Mr. Wells reviewed the revenues and expenses. Mr. Wells stated that Wellsville City is in good financial shape. After discussion, Bob Lindley made a motion, seconded by Chad Poulsen, to approve the first quarter financial statement for November 2020.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

The City Council discussed and approved assignments for the City Council and Mayor for 2021. After discussion, Denise Lindsay made a motion, seconded by Bob Lindley, to approve the assignments for the City Council and Mayor for 2021.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Department Reports:

Denise Lindsay – 1) Wellsville City Youth Council – budget of \$1,500 – asked if she may purchase gifts for the outgoing 2020 Youth Council for serving – yes.

Kaylene Ames – 1) Eagle Scout projects – change to community services projects and have the money budgeted go towards both for funding service opportunities.

2) Youth Council fundraiser – pick up aluminum cans and have the money go towards the Fire/EMS fund – feel free to suggest this to the Youth Council.

Bob Lindley – 1) Spring soccer and basement are getting ready to start.

Austin Wood – 1) Mountain Man statute – artist paints on the side of brick buildings – budget for artwork in Wellsville City.

City Manager/Recorder's Report:

Scott Wells – 1) New chairs for Council Chambers – thank Nibley City.

2) Austin Richman – third Public Works employee – started January 4, 2021 part time.

3) New light at Wellsville Dam by the pavilion

4) New light at green waste dumpsters

5) Camera system in the near future – get it up and going soon

6) Installing new office furniture for the front office staff – up and running to be more efficient

7) New disinfecting machine for the playgrounds – has a snowplow attached to it.

8) Water Conservation Plans – talk to friends in other communities about them.

9) Green Waste – was 5 days per week, now 3 days per week and adding County residents – will work on this.

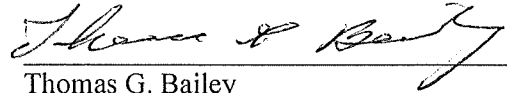
10) Sign with rules for the green waste.

At 8:27 p.m., Bob Lindley made a motion, seconded by Denise Lindsay, to adjourn the meeting.

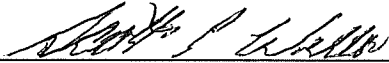
YEA 5

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0



Thomas G. Bailey
Mayor



Scott E. Wells
City Manager/Recorder