

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, May 5, 2021, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey, Councilwoman Kaylene Ames, Councilmen Bob Lindley, and Chad Poulsen. City Manager 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 April 30, 2021. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present:

Jennifer Leishman
Mike Nichols
Mandie Gouchner
Phil Bankhead
Liliana Owen
Brock Mayer

Sandy Jorgensen
Jan Nichols
Tim Gowens
Penny Bankhead
Daniel Coleman
Taylor Mayer

Trent Bailey
Carly Lansche
Monica Gowens
Scot Weaver
Tracy Bodrero
Courtney Gittins

Opening Ceremony: Bob Lindley

City Councilwoman Denise Lindsay and City Councilman Austin Wood were excused from this meeting.

The Council reviewed the agenda. City Manager Scott Wells stated that item 15 will be discussed at a future City Council meeting. Bob Lindley made a motion, seconded by Chad Poulsen, to approve the agenda with the correction.

YEA 3

Kaylene Ames
Bob Lindley
Chad Poulsen

NAY 0

The Council reviewed the minutes of the April 21, 2021 regular City Council meeting. Chad Poulsen made a motion, seconded by Kaylene Ames, to approve the minutes of the April 21, 2021 regular City Council meeting as presented.

YEA 3

Kaylene Ames
Bob Lindley
Chad Poulsen

NAY 0

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 Chad Poulsen, to approve the City's account payables bills for payment, represented by check number 25745 through 25767.

YEA 3

Kaylene Ames
Bob Lindley
Chad Poulsen

NAY 0

Tim Gowens stated that he received a letter from an engineering firm discussing a Wellsville/Mendon watershed to be discussed next Tuesday night. Mr. Gowens asked if Wellsville City is sponsoring it and what Wellsville City's official position is. Mayor Thomas G. Bailey stated that Cache County, Wellsville City, and Mendon City applied for a grant for secondary water systems. The grant will pay 75% of the cost. This is a kick-off meeting to inform that citizens of what is happening. If the grant is awarded, it will be mandatory to participate.

Beginning at 6:10 p.m., conduct public hearings in the following order:

First, the City Council shall receive public input, then consider for possible approval Resolution 2021-06 approving the Municipal Wastewater Planning Program for Wellsville City. Trent Bailey stated that the Division of Water Quality sends out a survey asking what Wellsville City is doing concerning sewer. It gives a general idea of what is going on and keeping inline with that State of Utah requirements. It also asks what Wellsville City is doing to meet the state requirements. Mayor Thomas G. Bailey asked if Trent Bailey's opinion is. Trent Bailey stated that Wellsville City is meeting the state requirements and moving in the right direction. City Manager Scott Wells stated that this is a requirement for the permits for the sewer lagoons. Mayor Bailey stated that this was a public hearing and asked if there was any comment. There was none.

At 6:13 p.m., the public hearing was closed.

Mayor Thomas G. Bailey asked the City Council if they had any questions or comments. There was none. After discussion, Bob Lindley made a motion, seconded by Chad Poulsen, to approve **RESOLUTION 2021-06 A RESOLUTION FOR THE MUNICIPAL WASTEWATER PLANNING PROGRAM.**

YEA 3

NAY 0

Kaylene Ames
Bob Lindley
Chad Poulsen

Second, the City Council shall receive public input, then consider for possible approval of the Sanitary Sewer Management Plan for Wellsville City. Trent Bailey stated that this issue was discussed at the previous City Council meeting. This plan is for any problems that may arise in the sewer system. As far as inspection fees are concerned, it was decided that whatever costs are incurred by Wellsville City will be the fine for the business. Trent Bailey stated that this affects larger businesses in Wellsville City. Mayor Thomas G. Bailey stated that this is a public hearing and asked if there was any comment. There was none.

At 6:18 p.m., the public hearing was closed.

Mayor Thomas G. Bailey asked the City Council if they had any questions or comments. There was none. After discussion, Chad Poulsen made a motion, seconded by Kaylene Ames, to approve the **WELLSVILLE CITY SANITARY SEWER MANAGEMENT PLAN.**

YEA 3

NAY 0

Kaylene Ames
Bob Lindley
Chad Poulsen

Mike Nichols met with the City Council to present the Preliminary Plat and the Final Plat for the Ballif Subdivision consisting of a total of 2 lots, located at approximately the west half of section 17 & 20, Township 10 North, Tax ID #10-050-0006. Mike Nichols stated that he presented the Concept Plan to the City Council. They would like to split off 3 acres which have the buildings and cell towers located on it to keep it in the family. Mr. Nichols stated that the Planning Commission gave their final approval last week. There have been no changes. Mr. Nichols is requesting final approval from the City Council. City Manager Scott Wells stated that there is a restriction on the lot that there can be radio towers and nothing else. Bob Lindley stated that if the 2-acre lot zone applies, in the future, can the Ballif family come back and reapply to build another building. Mr. Wells stated that they would need to apply for a change of use of the property. After discussion, Bob Lindley made a motion, seconded by Chad Poulsen, to approve the Preliminary Plat and the Final Plat for the Ballif Subdivision consisting of a total of 2 lots, located at approximately the west half of section 17 & 20, Township 10 North, Tax ID #10-050-0006.

YEA 3

NAY 0

Kaylene Ames
Bob Lindley
Chad Poulsen

Carly Lansche met with the City Council to discuss the Trails Planning and Master Plan Survey for Wellsville City. Carly Lansche stated that she met with the City Council some time ago concerning the signs at the Murray Trailhead. Since then, members of the community have begun to meet as the South Cache Trails Committee. Ms. Lansche gave an overview of the committee. Ms. Lansche is asking for permission from Wellsville City to administer a survey to the citizens of Wellsville City. They would like to send the survey out in the next six weeks in order to have results by the end of June. Mandie Gouchner has been helping Ms. Lansche, who is the County Trails Coordinator with the County Trails Master Plan. Ms. Gouchner stated that in February, she attended the Imagine Cache seminar and began knocking on doors of Wellsville City residents. Ms. Gouchner stated that she decided to form a committee to assist Ms. Lansche to implement trails. Ms. Gouchner stated that they have reviewed the Master Plan, which needs to be updated and improved. Penny Bankhead stated that the Wellsville Dam trail is awesome and is used very much. Ms. Bankhead stated that walking helps to relieve anxiety and stress. Ms. Bankhead stated that she is an advocate for more places to walk. Scot Weaver stated that he has spent the last 15 years walking and running hundreds of miles on streets and trails in Cache Valley. Mr. Weaver stated that people of all abilities used trails and more importantly, need those trails. Liliana Owen took pictures of sidewalks and roads around Wellsville City. Ms. Owen stated that she has begun to appreciate good sidewalks. Ms. Owen stated that there are a lot of trails around the center of Wellsville City. Wellsville City is divided by Highway 89/91 and it is harder to be connected. Tim Gowens read a statement from Alexis Nolan who lives in Wellsville City but could not attend tonight's meeting. Monica Gowens introduced the survey and reviewed the questions with the City Council. Ms. Lansche stated that she like to connect Wellsville City to the broader valley. Ms. Lansche stated that she is asking the City Council to discuss now or next month that the South Cache Trails Committee be allowed to administer the survey. The Master Plan was last updated in 2007, and it states that it is to be updated every 5 to 7 years. Chad Poulsen asked if the survey would be a mailer. Ms. Lansche stated that it would be an online survey through google forms. Kaylene Ames asked how the survey would be sent out. Ms. Lansche stated that it would be administered digitally through Wellsville City's newsletter. Ms. Gouchner stated that another option would be to host an in-person event. Mayor Thomas G. Bailey asked that City Council what they would like to do. Mr. Poulson thinks that it is a great idea. Ms. Ames agrees. After discussion, Kaylene Ames made a motion, seconded by Chad Poulsen, to allow the South Cache Trails Committee to administer a survey to the residents of Wellsville City.

YEA 3

Kaylene Ames
Bob Lindley
Chad Poulsen

NAY 0

The City Council discussed for approval allowing "Options for Independence" to have their own free fishing day at the Wellsville Dam. City Manager Scott Wells stated that Art Smith discussed this issue at the previous City Council meeting. The Wellsville Dam will be closed, and signs will be installed saying that Wellsville Dam is closed. Mr. Wells stated that this activity has taken place in Wellsville for years and they have had no problems in the past. After discussion, Bob Lindley made a motion, seconded by Chad Poulsen, to approve "Options for Independence" to have their own free fishing day at the Wellsville Dam.

YEA 3

Kaylene Ames
Bob Lindley
Chad Poulsen

NAY 0

City Manager Scott Wells met with the City Council to discuss changes to Chapter 10-36-100 titled "Exterior Lighting". City Manager Scott Wells discussed the changes made to this chapter. Mr. Wells stated that it is the final draft and will be recommending it for the code change. Mr. Wells stated that the purpose of the changes is that the citizens can light their own yards, but not infringing on neighbors who choose to have a dark yard. In the past, the focus for lighting has been on the commercial. This code change helps to fine-tune the residential lighting. There must be a balance of property owner rights on both sides. Mayor Thomas G. Bailey asked the City Council if they had any questions. Chad Poulsen stated that he is concerned about the issue but feels that this code change is too specific for him. Mr. Wells stated

that Wellsville City needs to give the residents some parameters to live by. After discussion, Bob Lindley made a motion, seconded by Chad Poulsen, to continue this discussion at a future City Council meeting.

YEA 3

Kaylene Ames
Bob Lindley
Chad Poulsen

NAY 0

City Manager Scott Wells met with the City Council to discuss the options for the sewer along 200 East, Tax ID #10-028-0039. City Manager Scott Wells handed out a plat map showing the area of 200 East 300 South. Daniel Coleman will extend the sewer to the edge of his property, which then the Hawkers and Howards will connect to the sewer. All three citizens will be splitting the cost. They discussed paving the road, but the road is still settling. Mr. Wells stated that if the sewer is run the full length of the road, it gets everyone connected. Mr. Wells stated that the sewer could be run far enough to get the citizens connected, but not the entire length of the road. Mr. Wells stated that the water is located on the east side of the road, the sewer would be located in the middle of the road. Mr. Wells stated that this drawing is from City Engineer Chris Breinholt. Chad Poulsen asked if the sewer line is cut short and the property to the south develops, who will pay for the sewer. Mr. Wells stated that the concern is that if the sewer is ran to the end of the road and the road settles, it may break the sewer line. Wellsville City would then be responsible to fix the sewer line. Mr. Wells stated that the sewer line is under warranty for one year. Bob Lindley asked if the proposal is for the three homeowners to run and pay for the sewer line. Mr. Wells stated correct. Kaylene Ames asked if a septic tank is an option. Daniel Coleman stated yes. Mr. Coleman stated that he owns six acres, and that Bear River Health Department would approve a septic tank on his property with no problem. Mr. Lindley asked if this issue has been brought before the Planning Commission. Mr. Wells stated that the Planning Commission is not involved. Mr. Wells stated that right now, Mr. Coleman is running the sewer the length of his property. The question is will the sewer line go the full length of the road or be cut short for the integrity of the road. Mr. Lindley asked if the sewer line will be fouled up by being where it is located. Mr. Wells stated that past the hill, it is fine. Mr. Wells stated that Wellsville City would move the sewer line out of the center of the road as soon as possible. Mr. Lindley asked what City Engineer Chris Breinholt's recommendation is. Mr. Wells stated that holding the sewer line short and keeping the integrity of the road is the better option. Ms. Ames asked if the integrity of the road is an issue, why not approve a septic tank. Mayor Thomas G. Bailey stated that road has been settling forever. Evan Bankhead stated that if there is a wet spring, that road soaks up the water, goes off the hill, and sluffs off. Mr. Wells stated that the question is if Wellsville City should allow them to run the sewer but hold it short to all ow all three residents to connect to the sewer. Mayor Bailey stated that legislation is talking and may require a resident to run the sewer to the property line, but not the full length of the property. Mr. Coleman stated that he does not need to run the sewer the full length of his property because he plans to connect to the sewer in the north corner. Mr. Poulsen asked about the Hunsaker's. Mr. Wells stated that the topography runs the opposite way. The slopes will depend on which what Mr. Hunsaker connects. Ms. Ames asked what the benefit is. Mr. Wells stated that the ordinance states that residents will connect to the sewer if the property is within 300 feet. Mr. Wells stated that it would be very tough if there is an issue with contaminated water. Ms. Ames stated that the road does not make her feel comfortable. Mr. Wells stated that the reason that City Engineer Chris Breinholt is proposing to hold the sewer line short is because of the issues with the road. Mr. Lindley stated that if the sewer line is held short, and there is further development, who will run the sewer line. Mr. Wells stated that he did not know. Mr. Lindley stated that he does not like septic tanks. After discussion, Bob Lindley made a motion, seconded by Chad Poulsen to run the sewer line to the end of the road. Kaylene Ames abstained. This motion failed. After further discussion, Kaylene Ames made a motion, seconded by Bob Lindley, to continue this discussion at a future City Council meeting.

YEA 3

Kaylene Ames
Bob Lindley
Chad Poulsen

NAY 0

The City Council discussed Resolution 2021-05, Interlocal Agreement between Cache County and Wellsville City for the Administration of the 2021 Municipal Elections which had a typographical error. City Manager Scott Wells stated that when he created this resolution, he labeled it 2020-05, and it should be labeled 2021-05. Mr. Wells stated that he has made that correction. After discussion, Chad Poulsen made a motion, seconded by Bob Lindley, to approve **RESOLUTION 2021-05**, Interlocal Agreement between Cache County and Wellsville City for the Administration of the 2021 Municipal Elections which had a typographical error.

YEA 3

NAY 0

Kaylene Ames
Bob Lindley
Chad Poulsen

City Manager Scott Wells discussed the third quarter financial statement for January. Mr. Wells reviewed the financial statement for January with the City Council. Wellsville City is in good shape. Mr. Wells stated that COVID did not affect Wellsville City like he thought it would. After discussion, Chad Poulsen made a motion, seconded by Bob Lindley, to approve the third quarter financial statement for January.

YEA 3

NAY 0

Kaylene Ames
Bob Lindley
Chad Poulsen

Department Reports:

Kaylene Ames – 1) Aluminum can fundraiser - \$85.00

2) Wellsville City Scholarship Pageant – postponed until May 8, 2021 – to be held in Logan – 6:00 p.m. – free to the public.

Bob Lindley – 1) Speaker and music for Memorial Day – J.D. Tannahill will be the speaker and Donnel Lamb will sing.

2) Need volunteer to read names.

City Manager/Recorder's Report:

Scott Wells – 1) Moving forward with Founder's Day.

2) Letter from Governor Spencer Cox concerning the state of emergency due to drought conditions – proposing adding it to the newsletter so that citizens can do everything they can to conserve water.

3) City celebration grant - \$7,500 for municipalities that are 125 years and older.

4) Tentative budget will be reviewed at the next City Council meeting – Wellsville City is in a good place, but not a lot of extras. There is a concern for medical/dental insurance for the employees. In 2011, the City Council froze what they would pay for insurance. It also states that the insurance would be reviewed in coming years as needed. Mr. Wells is proposing a different pay structure. He is proposing 3 options:

Wellsville City pay 93% - Employee pays 7%

Wellsville City pay 95% - Employee pays 5%

Wellsville City pay 97% - Employee pays 3%

Mr. Wells stated that most municipalities are structured like this. Mr. Wells feels that Wellsville City needs to hang onto every benefit that they can. Mr. Wells stated that he would include this on a future City Council meeting agenda but needs a tentative plan to move forward with the budget. The City Council agreed that Wellsville City will pay 95%, and the employee will pay 5%.

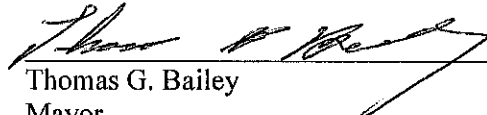
5) Tuesday, May 11, 2021, there is the Wellsville/Mendon watershed meeting held in the Council Chambers in Wellsville City – a lot of tough questions as it moves forward.

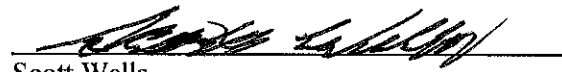
At 8:37 p.m., Bob Lindley made a motion, seconded by Chad Poulsen, to adjourn the meeting.

YEA 3

Kaylene Ames
Bob Lindley
Chad Poulsen

NAY 0



Thomas G. Bailey
Mayor

Scott Wells
City Manager