

MINUTES of the regular **City Council** meeting of Wellsville City held **February 01, 2023**, 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 Scott Wells was also present. A copy of the Notice and Agenda were mailed to the Mayor and Councilmembers and emailed and faxed to the Herald Journal on January 27, 2023. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Councilman Chad Poulsen arrived at 6:05 p.m. City Planner Jay Nielson was excused from this meeting.

Others Present:	Megan Petersen	Art Smith	Terry White
	Sam Winward	Linda Wursten	

Opening Ceremony: Mayor Thomas G. Bailey

The Council reviewed the agenda. **Councilwoman Denise Lindsay made a motion, seconded by Councilman 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 18, 2023, regular City Council meeting. **Councilwoman Kaylene Ames made a motion, seconded by Councilman Austin Wood, to approve the minutes of the January 18, 2023, regular City Council meeting.**

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

Councilman Chad Poulsen arrived at 6:05 p.m.

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, **Councilman Bob Lindley made a motion, seconded by Councilman Austin Wood, to approve the city's accounts payable bills for payment, represented by check number 27942 through 27975.**

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

At 6:07 p.m., Mayor Thomas G. Bailey opened the meeting for citizen input. There was no citizen input. At 6:08 p.m., citizen input was closed.

Sam Winward met with the City Council to request approval of the final plot plan for the Winward Subdivision consisting of two lots total, located at approximately 169 West 100 North (Tax Id. #11-081-0052). Mr. Winward informed the Council that very little has changed since the plan's preliminary plat. He noted that the City Council's January 18, 2023 approval of **Resolution 2023-01**, an amendment to Title 11 "Subdivision Regulations," Chapter 5 "Requirements for Improvements, Reservations & Design,"

Section 9 "Utilities;" means that public utility easements (PUE) are no longer required along each of Mr. Winward's property lines. PUEs are now only required on his property's frontage. Mr. Winward stated his engineer will update the plot accordingly, with PUEs only along the roadway, prior to the plot being recorded. Mr. Winward stated he is anticipating approval from the irrigation president and that each of City Engineer Chris Breinholt's notes will be addressed, which read, "1. *The developer's information needs to be shown.* 2. *All irrigation ditches on, or adjacent to, the property need to be shown on the plat.* 3. *A "Statement from applicable irrigation company specifying approval" needs to be included.*" Mayor Thomas G. Bailey stated he has discussed the proposed subdivision with the irrigation president, who has no concerns with approving the request. Councilman Chad Poulsen reported that the Planning Commission's approval was contingent upon authorization from the irrigation company and the city engineer's notes being addressed. After discussion, **Councilman Chad Poulsen made a motion, seconded by Councilman Austin Wood, to approve of the final plot plan for the Winward Subdivision consisting of two lots total, located at approximately 169 West 100 North (Tax Id. #11-081-0052).**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Terry White met with the City Council to discuss waiving or reducing Ruth Ann Roberts utility bill for the time she has been in a nursing home, not residing in her Wellsville home. A report written by City Treasurer Leesa Cooper reads, "*Ruth Ann Roberts was admitted to a nursing home two plus years ago. Her home has been vacant since then. However, no one notified city staff of this or requested that services be discontinued. Public works personnel disconnected the culinary water on March 22, 2022 due to the past-due balance. The water is still disconnected... The account balance is \$585.22. This amount was accumulated between September 1, 2021 and March 22, 2022. No services (except penalties) have been billed since the water was disconnected on March 22, 2022.*" Mr. White shared that he is acting as a friend and trying to help Ms. Roberts get her affairs in order. Her health has been declining throughout her time in the nursing home. Mayor Thomas G. Bailey asked if the home has had any other residents for the last two years. Mr. White answered that no one has lived in the home for the last two years. Mayor Bailey noted the city should have been contacted two years ago to have the home's water shut off. Councilman Chad Poulsen asked if a meter reading can confirm that no water has been used at Ms. Roberts' home. City Manager Scott Wells replied that meter readings confirm that no water has been used. He mentioned waiving billing amounts for water and sewer (approximately \$289.54) since the home was vacant and neither service was used, but pursue payment for garbage, storm water, fire capital, and penalty. The garbage billing has already been collected by the County from the City and is not refundable. The Mayor and Council agreed upon waiving Mr. Roberts' water and sewer bill. Mr. White expressed gratitude for the Council's generosity. City Manager Wells told Mr. White he will calculate Ms. Roberts' exact total during the following business day and let him know the amount. **Councilman Chad Poulsen made a motion, seconded by Councilman Austin Wood, to waive the water and sewer portion of Ruth Ann Roberts' existing balance which has accumulated over the last two years.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Councilwoman Kaylene Ames opened a discussion regarding the Wellsville City Scholarship Pageant. She reminded the Council of the July 07, 2021 meeting in which the Council gave Audrey Norton their support in Wellsville City joining the Miss America Organization, a scholarship funded non-profit organization. Joining the Miss America Organization resulted in creating two different royalties for Wellsville City. Girls ages thirteen to seventeen compete for Wellsville's Outstanding Teen. Girls ages eighteen to twenty-four

compete for Miss Wellsville. Each queen then advances to Miss Utah's Outstanding Teen and Miss Utah respectively. Initially, Ms. Norton did not expect the demands of the Miss America Organization to far exceed those already underway for the Miss Wellsville Scholarship Pageant. An assumption Councilwoman Ames stressed has proven incorrect. She informed the Council that Ms. Norton has resigned from the pageants. Councilwoman Ames detailed Wellsville City's Outstanding Teen and Miss Wellsville 2021 and 2022 royalties. She shared that she is uncertain how previous Miss Utah's Outstanding Teen and Miss Utah fees were paid. Councilwoman Ames stated that the remaining budget after fees is insufficient to pay for a 2023 Miss Wellsville Pageant. A recent invoice from the Miss Utah Scholarship Organization, for Wellsville's two participants, alone exceeds the remaining budget. Councilwoman Ames recommended canceling this spring's Miss Wellsville Scholarship Pageant and using the remainder of the budget to pay a portion of city's balance with the Miss Utah Scholarship Organization. She told the Council that Ms. Norton had originally intended to pay the Miss Utah Scholarship Organization participation fees with profits generated from the Miss Wellsville Pageant. Historically, the pageant has received some donations and contributions. However, no substantial donations have been received in recent years. To encourage additional participation, in 2021 Ms. Norton opened the pageants to non-local young women. Despite that effort, this year there were no applicants for the Outstanding Teen Pageant. The city received ten applicants for the Miss Utah Pageant, none of which are residents of Wellsville. Councilwoman Ames outlined the requirements to travel throughout the state to compete for Miss Utah. Without sponsorships, she concluded that she does not believe Wellsville City has adequate funding to continue competing at the Miss Utah Pageant next year. This year, Ryan Buttars will be competing for Miss Utah Outstanding Queen and Hailey Johnson will be competing for Miss Utah. Mayor Thomas G. Bailey asked for clarification that Councilwoman Ames is recommending stepping away from the Miss Utah Scholarship Organization and continuing the Wellsville City Scholarship Pageant next year. Councilwoman Ames affirmed. The Council agreed to honor Wellsville City's obligation to the Miss Utah Scholarship Organization which will exceed the budget by \$785.00. **Councilman Bob Lindley made a motion, seconded by Councilman Austin Wood, to pay Wellsville City's obligation to the Miss Utah Scholarship Organization (which exceeds the budget) and withdraw from the Miss Utah Scholarship Organization after this year's pageant.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Councilwoman Kaylene Ames then opened a discussion regarding the Wellsville City Parade Float. Councilwoman Ames reported that a total of two young women participated in riding the city float in last summer's 19 parades. In some instances, a single young woman represented Wellsville City riding the float. The Norton family has resigned from driving the float. Councilwoman Ames noted that Wellsville City is only connected to neighboring communities by highspeed highways. The float's decorations are often damaged by the wind during transit. Mayor Thomas G. Bailey suggested buying a cover to leave on the float during transport. City Manager Scott Wells pointed out that new covers would need to be purchased routinely as the shape of the float is renovated over the years. Councilwoman Ames reported a steady decline of participation in the pageants and Founders' Day activities in recent years. Councilwoman Denise Lindsay noted neighboring community participation in Wellsville's parade has declined over the years. She asked if the city should consider attending fewer parades throughout the summer to lessen the burden on royalty, float driver, and Councilwoman Ames. The Council discussed options to increase float participation by involving the youth council, former royalty and their children, and the softball and baseball teams. Councilwoman Ames reported parades were addressed at the Utah League of Cities and Towns Conference. The Conference underscored that cities are experiencing increased opportunities for parade lawsuits, mainly due to children falling off floats and injuries inflicted by hurled candy. Councilwoman Ames will list the need for a new float driver in the upcoming city newsletter. **Councilwoman Kaylene Ames made a motion, seconded by Councilman Chad Poulsen, to continue the discussion regarding the Wellsville City Parade Float.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

City Manager Scott Wells presented the Supplier Agreement for installation of water meters in the Leatham Spring's area of the Wellsville City water system. The proposed Supplier Agreement would be made, *"by and between Wellsville City (hereinafter referred to as "City") and Bridle Path Partners, LLC., a Utah Limited Liability Company (hereinafter referred to as "Supplier"), and is based on the following:*

- A. City owns a water system, the water for much of which is supplied by Leatham Springs ("Springs") in Sardine Canyon. Water from the Springs is collected in a reservoir and piped east in the Canyon ("Pipeline") for the use of its citizens.*
- B. Supplier has applied for subdivision approval for Bridle Path Estates ("Subdivision") in Sherwood Hills vicinity, whose sole water source would be Leatham Springs; and it is in the interest of City and Supplier to determine the amount of water loss from the Pipeline from Leatham Springs until it reaches the City's Distribution System.*
- C. City is willing to allow Supplier to obtain and install at Supplier's cost two (2) measuring devices ("Devices") in the Pipeline and Appurtenances as hereinafter defined..."*

City Manager Wells informed the Council that the Supplier Agreement was presented to Bridle Path Partners, LLC. January 30, 2023. He stated it would be the Supplier's responsibility to have plans engineered for the Devices. The City Council would then consider approval of the engineered plan. City Manager Wells informed the Council that no work onsite would be done without a City representative present. The Council stressed the importance of the final paragraph which reads,

"12.10. No Representation. The entry into this Agreement does not change any of the approval requirements for the Subdivision and does not change any of the existing legal rights, duties, obligations, and responsibilities of the parties. The City has made no representations to Supplier that entry into this Agreement will modify in any manner the subdivision submittal and approval progress. In any event, Supplier has no expectation of reimbursement from City of the cost of the Work. Supplier has determined it is in its best interest to obtain the information the Devices will provide, regardless of whether or not the Subdivision is approved by the City."

City Manager Wells said permanent installation of manholes, plugs, saddles and hardware by the Supplier would be beneficial to the city going forward. He added that if a leak is found, the leak will be prioritized according to Wellsville City's timeline and finances. Mayor Thomas G. Bailey and City Manager Wells highlighted some of the complexities involved in finding and fixing leaks along the Pipeline. Councilman Chad Poulsen recommended running an ultraviolet liner along the Pipeline. City Manager Wells shared that GIS mapping is being implemented to better understand where valves and air vents lie throughout the system. Councilman Austin Wood asked if the Supplier could demand acceleration of refurbishment of the Pipeline within the City's priorities. Councilman Bob Lindley brought up the Supplier's potential motivations for financing installation of the Devices. Councilman Poulsen stated he would like to pursue other options to finance installation of measuring devices in the Pipeline. Councilwoman Kaylene Ames pointed out the probability of Wellsville City's Distribution System losing more water to the proposed Bridle Path Estates Subdivision than the volume presently being lost through a possible leak in the Pipeline. Councilwoman Denise Lindsay stated that it would be advantageous to continue the discussion and evaluate the Supplier's attorney's comments regarding the Supplier Agreement. **Councilwoman Denise Lindsay made a motion, seconded by Councilman Chad Poulsen, to continue the discussion regarding the supplier agreement for installation of water meters in the Leatham Spring's area of the Wellsville City water system.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

City Manager Scott Wells discussed the first quarter financial report for November 2022. He reported to the Mayor and Council that Wellsville City is in good financial standing. After discussion, **Councilwoman Denise Lindsay made a motion, seconded by Councilman Austin Wood, to approve the first quarter financial report for November 2022.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Department Reports:

Denise Lindsay-

1) Councilwoman Denise Lindsay asked for the Council's opinion regarding a revised announcement for the first annual "Wellsville Community Connections Conference." Following the January 2023 city newsletter, a resident authored an email to the Mayor and Council stating that the "Connections Conference" notice had an inappropriate lack of separation of church and state. Mayor Thomas G. Bailey presented his recommendation which read, *"A Wellsville Community Connections Conference is being held on Saturday, February 25, 2023 from 4:00-9:00 p.m. at the Wellsville Stake Center located at 30 South Center. This conference is for individuals and couples ages 18 and up. Featured guests are Harry & Debra Bonner..."* The Council agreed upon including Mayor Bailey's recommendation in the city newsletter.

Chad Poulsen-

1) No business or concerns at this time.

Kaylene Ames-

1) Councilwoman Kaylene Ames asked to be included on the next City Council meeting agenda to discuss Certified Local Government (CLG) applications for restoration of the tabernacle.

Bob Lindley-

1) Baseball signups will be included in the February city newsletter.

Austin Wood-

1) Expressed appreciation to City Manager Scott Wells and the public works employees for their snow removal efforts following the heavy snowfall on January 29, 2023.

City Manager/Recorder's Report:

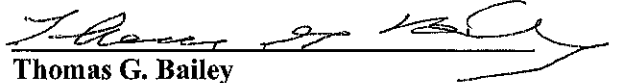
- 1) The February 2023 newsletter will advertise for seasonal summer workers in the Parks Department.
- 2) The city is aiming to repair four city blocks worth of roadway this summer.
- 3) Additional lighting and security surveillance have been installed inside and outside the city office as well as outside the fire department. Additional surveillance will be placed at the cemetery, public works building, Leatham Springs, and the sewer lagoons.
- 4) City Manager Scott Wells presented the KUTV news footage featuring Wellsville City following the 20 plus inches of snowfall on January 29, 2023.

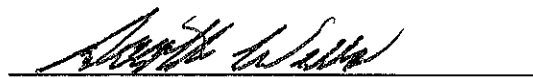
At 7:38 p.m., Councilman Bob Lindley made a motion, seconded by Councilwoman Denise Lindsay, to adjourn the meeting.

YEA 5

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0


Thomas G. Bailey
Mayor


Scott Wells
City Manager