

MINUTES of the regular **City Council** meeting of Wellsville City held **May 17, 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 Planner Jay Nielson and City Manager Scott Wells were 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 May 15, 2023. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present:	Glenn Ames	Kehler Ames	Anne Bell
	David Bell	Michael Bingham	Margaret Bosworth
	Roger Cook	Sharon Cook	Trevor Cranney
	Lee Gray	Carl Leatham	Karma Leatham
	Laurel Maughan	Brad Parkinson	Marcia Parkinson
	Kurt Petersen	Megan Petersen	Jeff Pierce
	Daniel Steele	Jami Van Huss	Teri White
	Sam Winward	Linda Wursten	

Opening Ceremony: Councilman Chad Poulsen

The Council reviewed the agenda. **Councilman Austin Wood made a motion, seconded by Councilman Chad Poulsen, to approve the agenda as presented.**

<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 May 03, 2023, regular City Council meeting. **Councilman Chad Poulsen made a motion, seconded by Councilman Austin Wood, to approve the minutes of the May 03, 2023, regular City Council meeting.**

<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, **Councilwoman Denise Lindsay made a motion, seconded by Councilman Chad Poulsen, to approve the city's accounts payable bills for payment, represented by check number 28269 through 28305.**

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

At 6:09 p.m., Mayor Thomas G. Bailey opened the meeting for citizen input. Laurel Maughan asked the Council if the city has had any incidences of flood damage. Mayor Bailey stated that Wellsville has been truly fortunate given the volume of spring runoff. Some residents have experienced flooding in their basements. Riverine flooding of the Little Bear River has occurred near the Main Street and 400 North

bridges. Mayor Bailey anticipates that the river will continue to exceed its banks for some time.

Michael Bingham introduced himself to the Council, he moved to Wellsville nine months ago. He stated he and his wife are excited to be part of the community and are impressed with the city and its history. Mr. Bingham has joined the Wellsville Foundation to help restore the Tabernacle and recently finished painting a mural for the city float. He thanked the Council for their efforts. The Council reciprocated thanks.

Glenn Ames expressed appreciation to the Council for their work. He provided the Council with an update on the fluorescent dye testing (approved by the Council on March 15, 2023) which will be utilized to determine ground water movement and potential contamination of the aquifer at Leatham Springs. "We have all baselines in and tested. We are now selecting injection sites which will be the next step." Mr. Ames shared. Mayor Bailey noted that resident Mark Thompson, who owns the three wells at the mouth of the canyon nearest in proximity to Leatham Springs, volunteered (at the April 19, 2023 City Council meeting) to allow placement of charcoal detectors in each well to monitor fluorescein levels. Mayor Bailey asked if the researchers have been in contact with Mr. Thompson. Mr. Ames answered yes. Mayor Bailey thanked Mr. Ames for his update.

At 6:11 p.m., citizen input was closed.

Kehler Ames opened the Wellsville Foundation Tabernacle Presentation. The Council was provided with a 28-page **Tabernacle Building Assessment** document which outlines the building's history and proposed projects. Mr. Ames, the Tabernacle's building manager, shared that the Wellsville Foundation is currently in Phase 1 which aims to halt deterioration of the building. He then introduced those members of the Wellsville Foundations present: Councilwoman Kaylene Ames, Foundation President; Laurel Maughan, Secretary; Michael Bingham, Artist; Margaret Bosworth, Director; Sam Winward, Vice President and Financial Director; David Bell, Member; and Ann Bell, Member. Mr. Ames then turned the presentation over to Jonathan Cook via Zoom. Mr. Cook is a Wellsville native who is graduating from Harvard University this semester with a degree in Urban Design. He began by noting the cherished multigenerational memories shared in the Tabernacle building. He then discussed the building's past, the present phase of restoration, and the vision for the building's future. Mr. Cook read aloud from the **Tabernacle Building Assessment**, *"Groundbreaking for the building began April 3, 1902 with an original cost estimate of \$20,000.00. No outside contracts were made for the construction process, as local ward members produced 95% of the work. People donated money as well as hay, grain, veal, cheese, butter, and eggs to Salt Lake City to raise funding for the building. 60 quilts were produced in one year during the drive. By its dedication on June 28, 1908 the final construction cost was approximately \$65,000.00. Materials used were mostly local in origin with rocks quarried from the nearby mountains, brought on horse-drawn wagons. Red brick walls with concrete detailing were manufactured by Job Miller with a kiln located 3rd North between Center and 1st East. Lumber was sourced primarily from a sawmill near Randolph, Utah and some from nearby Blacksmith Fork Canyon. Iron structural ties and bolts were made by the Brenchley Brothers. Gothic traceries flooded the assembly hall with light from the north, east, and south. The Tabernacle was selected for official registration as a Utah State Historic Site and was given certification as a historic site on December 16, 1973. However, the building did not serve the 'modern' religious functions anymore and controversy ensued over options to raze, sell, or remodel the Tabernacle in 1978. The last church meetings were held in the Tabernacle on July 19, 1981 and the movement to the new stake center was accomplished."* Mr. Cook then detailed completed projects. *"In 1936, a fire burnt the tower and the building stood without a tower for several years. In June 1956, the red brick was painted white. December 2010, the building was closed due to a twisted beam in the attic roof structure. In 2020, enough funding was raised to begin construction on the attic structure. A large beam was installed above the assembly hall ceiling to strengthen the ceiling support structure as well, tying the entire roof together. Construction was completed in early 2022."* Mr. Cook explained that building has been digitalized into an architectural model to better understand the complexities and needs of the building. The architectural models were displayed on the overhead screens. He then comprised the scope of past and future projects. *"The Wellsville Foundation began managing the building in 1994. Restoration projects continued after the building was closed in 2009 including- electrical panel upgrade part 1, mold removal, carpet fumigation, humidity mitigation, attic existing beam repairs, roof truss upgrades, radiator removal, boiler removal, and leak repairs. Tower façade maintenance and window frame restoration are in-progress. Roofing repairs*

and soffit/gutter maintenance is scheduled. New exterior water lines and replacing existing interior plumbing pipes and fixtures are funded. A kitchen demo is currently out to bid. Since then approximately \$263,000.00 of funds have been raised through Wellsville City Funding, Certified Local Grants (CLG), FY22 Cultural Organization Capital Investment Grants, RAPZ Tax (City Applications), RAPZ Tax (Foundation Applications), Community Events, and Private Donations. Restroom interior finishes, entrance hall floor and finishes, and part 2 of the electrical panel upgrade are in design." The Wellsville Foundation hopes to have a soft opening of the building in September 2023. Mr. Cook detailed the Foundation's grand vision of diversifying the spaces within the Tabernacle. "The kitchen adjacent to the social hall is large enough to hold equipment for commercial purposes. This would accommodate city residents that want a space to begin an entrepreneurial venture but don't have the initial investment capacity. It would become a community kitchen, ready to host events of many sizes. The main assembly hall is a significant space, with incredible acoustics. It is in relatively good condition but needs plaster repair, repainting, and some electrical lighting upgrades. Residents of Wellsville are very used to a particular version of the Tabernacle, as the building has remained painted white since the 1950s. A change to the exterior would allow new interest in the building and encourage its long-term use. The vision for the exterior of the building includes brick/stone restoration and window replacements. We have some beautiful red brick hiding under that white paint and we would like to restore that not only for aesthetic reasons but also to protect the walls from deterioration as the paint negatively tracks moisture in the masonry itself. Window replacements involve replacing the colored-glass windows with energy-efficient ones mimicking the original design. The model also shows the long-term vision of rebuilding the bell tower lost in the 1930s fire." Mr. Cook next presented the proposed East ADA Renovation. The addition to the east creates a new interior lobby vestibule. "This addition increases the portion of the building that is accessible to wheelchairs. It fits into David Bell's larger landscape plan by contouring the ground gently down to the entrance from the east, creating an amphitheater for exterior events that mirrors the function of the performance spaces on the inside of the building. The proposed Southwest Addition would create many benefits on every level of the building. First, access can be simplified to improve exit routes in case of emergency. Second, the reconfiguration allows space for restrooms on every level, serving the building far more than it currently does. Third, an elevator and staircase that reaches the attic creates an opportunity of over 1,200 more square feet of usable space. Fourth, this would make every area in the building except the balcony seating accessible by wheelchair. Collectively, these two additions would make the building satisfy modern comfortable use." Mr. Cook thanked the City for its continued support and turned the presentation back over to Kehler Ames. Mr. Ames concluded by thanking the City for its financial and community support of the Tabernacle restoration project. Councilwoman Kaylene Ames congratulated Mr. Cook on his graduation and shared that Mr. Cook has been helping with the Tabernacle Restoration since his Eagle Scout Service Project when he was 12 years old. The Council applauded Mr. Cook's efforts and presentation.

City Manager Scott Wells spoke on behalf of Trevor Cranney (who was not yet in attendance), to request a **Business License** to operate "T's Trees Nursery," out of the property located at approximately 675 East Main Street (Tax Id. #11-089-0009). City Manager Wells and Councilwoman Denise Lindsay noted that prior to the riverine flooding of the Little Bear River, Mr. Cranney had planned to operate "T's Trees Nursery," out of the property located at approximately 620 East Main Street (Tax Id. #11-089-0006). City Manager Wells shared that Mr. Cranney hopes to open for business each spring from the first week of April and operate through the third week of June. He plans to open again in fall for thirty days. Trees unsold in June will be drip irrigated on location until the nursery opens again in fall. Councilman Chad Poulsen shared that the Planning Commission approved a **Conditional Use Permit** for Mr. Cranney to operate "T's Trees Nursery," contingent upon 'No Parking' signs being placed along the Main Street (SR101) northern right-of-way. He mentioned that Mr. Cranney has followed through and has the 'No Parking' signs in place. Councilman Bob Lindley pointed out Mr. Cranney has been operating "T's Trees Nursery" for several weeks now *without* a **Business License**. Councilman Chad Poulsen reminded the Council that Mr. Cranney also began operating last year prior to approval of a **Business License**. Councilwoman Lindsay explained that Mr. Cranney had filed applications prior to trees being sold each year. City Manager Wells acknowledged that Mr. Cranney is working to become compliant. Councilman Austin Wood reminded the Council of the property complications Mr. Cranney encountered last year. Councilwoman Kaylene Ames noted that many residents are excited to have a nursery in town. City Planner Jay Nielson added to the record that conditions for the use of the property are included in the **Conditional Use Permit** which was

approved by the Planning Commission. **Councilman Chad Poulsen made a motion, seconded by Councilwoman Kaylene Ames, to approve the request from Trevor Cranney for a Business License to operate "T's Trees Nursery," out of the property located at approximately 675 East Main Street (Tax Id. #11-089-0009); contingent upon placement of appropriate 'No Parking' signage and disallowing parking along the Main Street (SR101) northern right-of-way.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Next, along with the recommendation from the Planning Commission, the Council shall consider approval of the final subdivision plat for the Cooper Subdivision consisting of five lots total, located at approximately 600 South 200 West (Tax Id. #10-037-0010). Brad Parkinson presented the request. City Manager Scott Wells reported that Foresight Land Surveying has completed each of City Engineer Chris Breinholt's final plat corrections since last weeks Planning Commission meeting. Changes included notes to be added to the plat, irrigation ditches to be shown, narrative to be added, PUE's to be labeled as PUE and MUE (municipal utility easement), a corrected Owners Dedication statement, and physical addresses to be added to each lot. City Manager Wells has a copy of the corrected final plat. Councilman Chad Poulsen informed the Council that the Planning Commission recommended approval with the conditions that the engineering notes are corrected and that in-lieu fees for two acres of open space must be paid, in full, to the City before the signing and recording of the Final Plat. City Manager Wells explained that financial obligation for the completion of the 600 South roadway is under the consideration of the city attorney. City Manager Wells reminded the Council that there is a pioneering agreement with neighboring property owners Chris and Jamie Clark for 50% of the water line. **Councilman Austin Wood made a motion, seconded by Commissioner Bob Lindley, along with the recommendation from the Planning Commission, to approve the final subdivision plat for the Cooper Subdivision consisting of five lots total, located at approximately 600 South 200 West (Tax Id. #10-037-0010) with the following conditions: First, all engineering notes must be corrected; Second, in-lieu fees for two acres of open space shall be paid, in full, to the City before the signing and recording of the Final Plat.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Teri White met with the Council to discuss Wellsville City's participation with the Hyrum Library. Ms. White has been Wellsville's library representative for the last three years. She shared of Wellsville City's 1,200 households the library only has 394 Wellsville participants. Ms. White would like to make residents more aware of the availability of products and activities at the Hyrum library. She presented the Council with Hyrum Library's June and July 2023 Calendar and with a trifold description of the library's programs, services, check out information, online databases, and map. Ms. White requested the Council allow her to mail the Hyrum Library's June and July 2023 Calendar along with the city newsletter to residents. She pointed out another sheet of paper along with the newsletter will not increase the City's postage expenses. She requested to include a few sentences in the newsletter explaining why the calendar has been included as well as her contact information. Ms. White also asked to mail out the library's trifold description of programs, services, check out information, and online databases in October 2023. **Councilwoman Kaylene Ames made a motion, seconded by Councilman Chad Poulsen, to approve information regarding Wellsville City's participation with the Hyrum Library to be mailed to residents along with the city newsletter.**

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Lee Gray then provided an informational overview of Xeriscaping with a PowerPoint presentation. Xeriscape is defined as a landscape (an area) in a style which requires little or no irrigation. The method originated with the Denver Water Department as part of an overall initiative to get residents to conserve water during dry seasons. Ms. Gray stated that her presentation has been spurred by the April 19, 2023 approval of **Resolution 2023-04**, an ordinance amending **Title 10 Land Use Regulations, Chapter 39 Landscape Requirements, Section 4 Landscaping and Section 6 Landscaping in Public Rights-of-Way**. The amendment is intended to encourage citizens to conserve water resources by the State of Utah providing financial incentives to citizens who install *new landscapes* or *convert existing landscapes* that demand less water to maintain. She noted community concern regarding water consumption of the proposed the Bridle Path Subdivision consisting of 130 lots total, located at approximately 7625 South Highway 89/91 (Tax Id. #10-053-0006, #10-053-0010, #10-050-0006, #10-062-0007, #10-053-0013), has also been a motivating factor for this presentation. Ms. Gray mentioned that most xeriscaping economic studies have been done on individual landscapes rather than municipalities. She has focused her presentation on the environmental and economic benefits xeriscaping could provide for municipalities. Ms. Gray read aloud from her presentation, *"Environmental benefits have indirect benefits that contribute to long-term economic benefits for communities. Such as, improved air quality from a reduction in power tool use (lawnmowers, string trimmer, etc.); water-efficient plants require less pesticides and fertilizers; water-efficient plants bolster native pollinator populations which boost farm productivity. Direct benefits include reduced demand on water infrastructure requires less maintenance, repairs, and replacements; reduced need for power tools, maintenance of tools, and gasoline/oil; if the outdoor water source is culinary, bills will reduce; can increase the value of a property; require less maintenance. Benefits of sustainable landscaping to municipalities include water conservation; improving soil health; reducing maintenance labor and organic waste generation; carbon sequestration; and create habitat through appropriate plant selection."* Ms. Gray stated that Wellsville City could be an example and leader in creating water conservative mindsets through conversion of park strips, city entrances, and the historic district into visually exciting xeriscaping. The presentation displayed images of appealing xeriscaping examples. *"Droughts increase pollutant concentration in remaining waters. Municipalities are tasked with resolving water supply and water quality issues. When less water is available, contaminants aren't as easily diluted, which means that water treatment systems must work harder to raise quality of the water before it's distributed to homes. When there's less water, it's more difficult for the larger compounds to be dissolved, which is another reason why contaminant concentration is higher. When temperatures are high, certain algae species will grow at a faster rate. Salinity levels could also increase which makes it more difficult for the water to be effectively treated. Droughts exacerbate water quality problems. When water levels begin to drop off, the water that's found in rivers and reservoirs will become stagnant, which makes it more difficult for contaminants to be properly dissolved. Sediments and nutrients will accumulate in this scenario, which further degrades water quality."* Ms. Gray concluded that droughts have significant impacts on water supplies, quality, and systems. The effects of drought on water quality are often severe, exacerbate existing problems and create new ones. She encouraged Wellsville City to provide a good example of water conservative landscaping to residents and neighboring communities and to consider the economic benefits. Ms. Gray added that a xeriscaping design, budget, and presentation would make an excellent project for a university design student and not cause any additional burden on city staff. Her presentation provided a wealth of additional resources as well as examples of available grant opportunities. City Planner Jay Nielson stated that City Code has contained provisions enabling xeriscaping for years however it has not acted proactively. A city demonstration of xeriscape would be a good initiative-taking approach he advocated. Ms. Gray suggested enlisting a gardening club or youth groups to conduct the minimal maintenance of the xeriscapes each spring and fall. Councilwoman Denise Lindsay requested Ms. Gray's permission to include her presentation on the city's website to further encourage xeriscaping. Ms. Gray consented. Councilwoman Kaylene Ames noted that Wellsville's Beautification Committee has primarily focused on trees and Tree City USA, however xeriscaping may be a great fit for the committee. Wellsville

Beautification Committee member David Bell works as a Utah State University Cooperative Extension Landscape Architect and an Associate Professor of Landscape Architecture and Environmental Planning. He detailed an example of a Central Utah high school with beautiful areas of unirrigated landscaping and offered to create slides outlining a similar approach for Wellsville City. Mr. Bell suggested replacing the grass around the Tabernacle with a drought tolerate grass species. He stated a xeriscape demonstration garden in the middle of town would be a promising idea. Mr. Bell mentioned the use of treated sewage water for irrigation. Mayor Bailey asked the Beautification Committee to create a xeriscape demonstration garden. **Councilwoman Denise Lindsay made a motion, seconded by Councilman Austin Wood, to continue the discussion regarding xeriscape design and its implementation in Wellsville City.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Next, the Council shall review and discuss for possible approval the 2023-2024 tentative budgets for the General Fund, Capital Projects Fund, Water Fund, and Stormwater Fund for all operating and capital budgets. City Manager Scott Wells opened the discussion regarding the Wellsville City 2023-2024 COLA and Merit Increases. City Manager Wells proposed allocating a 5% COLA and 3% Merit Increase for fulltime City employees and a potential additional 2% increase which is dependent upon the results of the wage analysis. City Manager Wells will allocate himself a 5% COLA, *0% Merit Increase*, with a potential additional 2% increase which is dependent upon the results of the wage analysis. Providence and Nibley cities are providing fulltime employees with 9% increases overall. Hyrum City is providing fulltime employees a 5% increase overall and conducting a wage analysis as well. He detailed the complexities with wage analyze in small municipalities given that the seven fulltime Wellsville City employees have additional responsibilities not accounted for by their job titles. Part-time employees will receive a 3% raise. The City Council and Mayor will not receive a pay increase. City Manager Scott Wells reviewed the full **Budget Worksheet- Tentative Budget 2023/2024**. \$145,000.00 has been budgeted for three pickleball courts which should be constructed this year. \$39,000.00 has been budget for a walking path. An additional \$24,000.00 will be included in the Sidewalk Fund from fees paid in-lieu of sidewalks. \$310,000.00 has been budgeted for roadwork. \$44,000.00 capital is budgeted for the Fire/EMS departments. The Water Fund has \$2.25 million budgeted for the proposed Well #4, most of which will be generated from grants and loans. The capital Sewer Fund has budgeted \$20,000.00 for a structure between sewer cells 2 and 3. \$36,000.00 will be budgeted this year and next to pay for a more sizeable land application pump. The \$71,929.00 Cache County law enforcement contract is the same as last year. \$15,000.00 is budgeted for general and primary elections. The Wellsville City Court is solvent and paying for itself. City Manager Scott Wells concluded his review of the full budget worksheet. Each fund balanced. **Councilwoman Denise Lindsay made a motion, seconded by Councilman Austin Wood, to approve the 2023-2024 tentative budgets for the General Fund, Capital Projects Fund, Water Fund, and Stormwater Fund for all operating and capital budgets.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Department Reports:

Councilwoman Denise Lindsay-

- 1) Wellsville City needs a new Youth Council Advisor.
- 2) This week, Councilwoman Lindsay inspected city sidewalks with a representative from Precision Concrete. The representative advised the City to pursue grants specifically designated to bring old city

sidewalks up to ADA standards.

Councilman Chad Poulsen

1) No business or concerns at this time.

Councilwoman Kaylene Ames-

1) The Church of Jesus Christ of Latter-day Saints Wellsville Utah Stake is holding a Day of Service on September 9, 2023 and will be planting \$7,000.00 worth of trees. A Tree City USA celebration will also be incorporated. Councilwoman Ames mentioned areas where aged or diseased trees could be replaced.

2) Councilwoman Ames requested that the Cache County Sheriffs Department conduct a traffic study along 200 East near 100 North.

3) A lift will soon arrive for exterior maintenance on the Tabernacle. The Council discussed options to use barricades in the lift's surrounding area given the crowds at the city square during the soccer season.

4) Resident Fred Woodward drove the City float through the first community parade of the summer. Resident Jonathan Marchant has also volunteered to help drive the float.

Councilman Bob Lindley-

1) The Memorial Day Program will be held on May 29, 2023 at 10:00 a.m. at the Wellsville City Cemetery.

2) Youth from 3 to 15 years of age are invited to participate in the 12th annual Youth Fishing Derby to be held on Saturday, June 10, 2023 (Utah's free fishing day) from 8:00 a.m. to 10:15 a.m. at the Wellsville Reservoir.

Councilman Austin Wood-

1) The Church of Jesus Christ of Latter-day Saints Wellsville Utah Stake will participate in the Wellsville Cemetery cleanup activity on May 23, 2023 at 6:00 p.m.

2) Councilman Wood has begun planning for the 2023 Sham Battle. Wagons are in need of repair.

City Manager/Recorder's Report:

1) The City is in need of donations for the Wellsville City Fireworks display.

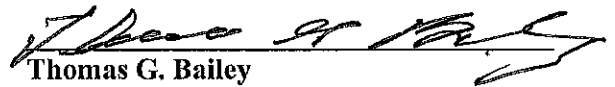
2) This year Wellsville City will pay tribute to our Veterans by displaying patriotic banners along Main Street throughout the summer months. On May 20, 2023 at 5:00 p.m. the selected veteran's names and banners will be unveiled, and a brief history of each will be given.

At 8:16 p.m., Councilwoman Denise Lindsay made a motion, seconded by Councilman 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 Wells
City Manager