

MINUTES of the regular **City Council** meeting of Wellsville City held **June 21, 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 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 June 02, 2023. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Councilman Bob Lindley was excused from this meeting.

Others Present: Carl Leatham Megan Petersen Linda Wursten

Opening Ceremony: Mayor Thomas G. Bailey

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

YEA 4

Kaylene Ames
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

Minutes of the June 07, 2023, regular City Council meeting will be reviewed at the next City Council meeting.

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 Austin Wood, to approve the city's accounts payable bills for payment, represented by check number 28394 through 28426.**

YEA 4

Kaylene Ames
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

At 6:08 p.m., Mayor Thomas G. Bailey opened the meeting for citizen input. There was no citizen input. At 6:09 p.m., citizen input was closed.

Beginning at 6:10 p.m., the City Council shall receive public input, then consider for possible adoption **Resolution 2023-03**, a resolution opening the City 2022/2023 fiscal year General Fund, Capital Projects Fund, Water Fund, Sewer Fund, and Storm Water Fund, both Operating and Capital budgets previously adopted, to make transfers and adjustments and authorize certain interdepartmental transfers within. City Manager Scott Wells thoroughly reviewed each fund's interdepartmental transfers. At 6:12 p.m., Mayor Thomas G. Bailey opened the public hearing and asked if there were any comments. There was no public input. At 6:13 p.m., **Councilman Chad Poulsen made a motion, seconded by Councilman Austin Wood, to close the public hearing.**

YEA 4

Kaylene Ames
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

Mayor Bailey then asked the City Council if they had any questions or comments. Councilwoman Denise

Lindsay confirmed that the sidewalk fund's unspent \$37,000.00 has been set aside in Capital Funds to be used for sidewalk construction in the coming year. City Manager Wells affirmed. Councilman Austin Wood asked why \$396,000.00 was transferred to the Capital Projects PTIF 05712 account. City Manager Wells explained that the PTIF 05712 account is the city's restricted capital savings account. Councilman Wood asked why cemetery expenditures decreased from \$116,441 to \$51,441. City Manager Wells answered that \$166,441 was budgeted for an additional cemetery section and has been adjusted to be used this year. The Council verified all budget revenues matched expenses. **Councilman Austin Wood made a motion, seconded by Councilwoman Denise Lindsay, to adopt Resolution 2023-03 to open the 2022/2023 fiscal year General Fund, Capital Projects Fund, Water Fund, Sewer Fund, and Storm Water Fund, both Operating and Capital budgets previously adopted, to make transfers and adjustments and authorize certain interdepartmental transfers within.**

YEA 4

NAY 0

Kaylene Ames
Denise Lindsay
Chad Poulsen
Austin Wood

Second, the City Council shall receive public input, then consider for possible adoption **Resolution 2023-04**, a resolution establishing the salary and salary ranges and benefits for the employees of Wellsville City, covering the fiscal budget year July 1, 2023 through June 30, 2024. City Manager Scott Wells stated full time employees; public works, court clerk, and assistant treasurer will receive a five percent (5%) Cost of Living Adjustment (COLA) and a three percent (3%) Merit Increase. Part time employees will receive a three percent (3%) Merit Increase. The City will cover ninety five percent (95%) of insurance premiums, with employees paying five percent (5%). At 6:18 p.m., Mayor Thomas G. Bailey opened the public hearing and asked if there were any comments. Linda Wursten stated that city employees deserve the allocated raises and more. At 6:19 p.m., **Councilman Austin Wood made a motion, seconded by Councilman Chad Poulsen, to close the public hearing.**

YEA 4

NAY 0

Kaylene Ames
Denise Lindsay
Chad Poulsen
Austin Wood

Mayor Bailey then asked the City Council if they had any questions or comments. Councilman Austin Wood asked when wage analyses will be conducted for full time employees. City Manager Scott Wells said that Wellsville City and Hyrum City are each performing wage analyses. He is uncertain when the analyses will be concluded, at that time Wellsville and Hyrum cities will compare results. There were no other questions. **Councilman Chad Poulsen made a motion, seconded by Councilman Austin Wood, to adopt Resolution 2023-04, to establish the salary and salary ranges and benefits for the employees of Wellsville City, covering the fiscal budget year July 01, 2023 through June 30, 2024.**

YEA 3

NAY 0

ABSTAIN 1

Kaylene Ames
Chad Poulsen
Austin Wood

Denise Lindsay

Third, the City Council shall receive public input, then consider for possible adoption **Code Amendment Ordinance 2023-06**, an amendment of the Wellsville City Code for the purpose of setting salaries and benefits for the elected and statutory officers for fiscal year July 01, 2023 through June 30, 2024. City Manager Scott Wells stated the justice of the peace and city treasurer will receive a five percent (5%) Cost of Living Adjustment (COLA) and a three percent (3%) Merit Increase. City manager and city recorder will receive a five percent (5%) Cost of Living Adjustment (COLA) with a Merit Increase contingent upon the results of the wage analysis. At 6:23 p.m., Mayor Thomas G. Bailey opened the public hearing and asked if there were any comment. Carl Leatham recommended the Council take into account the tax bases

of neighboring cities when comparing and setting salaries. **At 6:24 p.m., Councilman Chad Poulsen made a motion, seconded by Councilwoman Kaylene Ames, to close the public hearing.**

YEA 4

Kaylene Ames
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

Mayor Bailey then asked the City Council if they had any questions or comments. Councilwoman Denise Lindsay brought up the *'2023 Council Salary Survey by Cache Valley City.'* City Manager Wells presented the Council with copies of the survey. The survey lists the current annual pay of the mayor and councilmembers of Cache County, Hyde Park, Hyrum, Lewiston, Logan, Mendon, Millville, Nibley, North Logan, Providence, Richmond, River Heights, Smithfield, and Wellsville City. Mayor Bailey's current annual pay is the fifth lowest of the 14 city mayors. Wellsville's councilmembers have the very lowest annual pay of the 14 cities listed. City Manager Wells mentioned that Wellsville councilmembers are also allotted a \$75.00 travel stipend each quarter. He shared the totals of each city's councilmember salaries divided by each city's population. With that calculation Wellsville councilmembers still had the lowest salary of the 14 cities. Councilwoman Lindsay and Councilman Austin Wood mentioned they were unaware councilmembers received annual pay when they were elected. Councilman Chad Poulsen stated he is comfortable with the Council's current salary however Mayor Bailey should receive a raise. Councilwoman Kaylene Ames noted her hours and efforts will continue regardless of their current salary. Mayor Bailey stated he did not feel comfortable receiving a raise without the councilmembers receiving a raise as well. The Council agreed to increase Mayor Bailey annual pay to the average of the four lowest mayoral salaries. A similar approach, taking the average of the five lowest valley councilmember's salaries would double Wellsville councilmember's current pay. **Councilwoman Kaylene Ames made a motion, seconded by Councilman Austin Wood, to adopt Code Amendment Ordinance 2023-06, an amendment of the Wellsville City Code, for the purpose of setting salaries and benefits for the elected and statutory officers for fiscal year July 01, 2023 through June 30, 2024; allocating an increase to Mayor Thomas G. Bailey bringing his salary to a total of \$2,025.00 a quarter, with no additional pay for elected city council officials.**

YEA 4

Kaylene Ames
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

Fourth, the City Council shall receive public input, then consider for possible adoption **Resolution 2023-05**, a resolution approving and adopting the fiscal 2023/2024 Operating and Capital budgets for Wellsville City's General Fund, Capital Projects Fund, Water Fund, Sewer Fund, and Storm Water Fund. At 6:53 p.m., Mayor Thomas G. Bailey opened the public hearing and asked if there were any comments. There were none. At 6:54 p.m., **Councilman Austin Wood made a motion, seconded by Councilman Chad Poulsen, to close the public hearing.**

YEA 4

Kaylene Ames
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

Mayor Bailey asked the City Council if they had any questions or comments. City Manager Scott Wells adjusted the budgets to take into account Mayor Bailey's salary increase and declared that each budget balanced. **Councilwoman Denise Lindsay made a motion, seconded by Councilman Chad Poulsen, to adopt Resolution 2023-05, approving and adopting the fiscal 2023/2024 Operating Capital budgets for Wellsville City's General Fund, Capital Projects Fund, Water Fund, Sewer Fund, and Storm**

Water Fund; with each budget balancing taking into account the changes made tonight.

YEA 4

Kaylene Ames
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

Fifth, the City Council shall receive public input, the consider for possible adoption **Resolution 2023-06**, a resolution setting the fee in lieu of water dedication transferred to the city upon annexation, development and/or subdividing at \$4,500 per acre foot for the City's fiscal 2023/2024 year. City Manager Scott Wells reported that new State legislation determines that if a municipality has adequate water rights for a 40-year period it can no longer require fees in lieu of water dedication to be transferred to the city upon development and/or subdividing. Fees in lieu of water dedication to be transferred to the city continues to be allowed for annexations. Brent Parker estimates water rights are currently valued at \$6,000.00 per acre foot. City Manager Wells will consider increasing the fee in lieu per acre foot next year. At 6:58 p.m., Mayor Thomas G. Bailey opened the public hearing and asked if there were any comments. Carl Leatham stated he is worried that the State's new legislation could lead to questionable water reallocations made only for financial gains. Mayor Bailey noted that Wellsville City has yet to charge a fee in lieu of water dedication for subdivisions. Instead, the city has encouraged subdivisions to install pressurized irrigation systems. At 7:01 p.m., **Councilwoman Kaylene Ames made a motion, seconded by Councilman Chad Poulsen, to close the public hearing.**

YEA 4

Kaylene Ames
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

Mayor Bailey asked if the City Council had any questions or comments. The Council discussed the complexities in attempting to account for 40-years of growth and water availability, let alone the subsequent 40-years. **Councilman Chad Poulsen made a motion, seconded by Councilman Austin Wood, to adopt Resolution 2023-06, setting the fee in lieu for water dedication transferred to the City upon annexation, development and/or subdividing at \$4,500.00 per acre foot for the City's fiscal 2023/2024 year.**

YEA 4

Kaylene Ames
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

Next, the Council discussed options for sidewalk at approximately 25 South 450 East (Tax Id. #10-014-0081). Casey Erickson was not present therefore City Manager Scott Wells led the discussion. He shared that Mr. Erickson has purchased the parcel from Mark Baldwin following a recent lot line adjustment. City Manager Wells said that **11-5-8: Sidewalks, Curbs and Gutter** requires new development to install sidewalks along street frontages. Sidewalk along Mr. Erickson's frontage would be the only sidewalk located along the narrow 450 East roadway. Future development along 450 East will not provide much sidewalk since there is only one more developable lot along the roadway. Councilwoman Denise Lindsay oversees city sidewalks and pointed out that 'sidewalks to nowhere' will eventually lead somewhere and that Wellsville City must start someplace. But she also recognized that the lack of new development along 450 East means that future sidewalk running the length of 450 East would be the city's financial responsibility. Councilwoman Lindsay stated that the fee in lieu option was originally intended for properties where sidewalk was not geographically possible. She added she is hesitant to collect a fee in lieu of sidewalk for this parcel since there are no schools or parks within a reasonable distance given that the ordinance reads, *'Funds shall also be used to construct improvements in the general vicinity where they*

were collected.' Councilwoman Kaylene Ames proposed using Mr. Erickson's fee in lieu to repair the existing sidewalk nearest to his property. City Manager Wells pointed out that 450 East is an excellent example of why utilities should not lie directly under the roadway. Any new utility hook ups must cut the road to access utilities. He and Mayor Bailey brought up future options to rebuild and widen the roadway three or four feet to create a walking/bike lane (similar to 400 North) once all developable lots have connected to utilities. Councilman Chad Poulsen stated it would not make sense to require Mr. Erickson to construct sidewalk which would dead-end on either side of his frontage. **Councilwoman Denise Lindsay made a motion, seconded by Councilman Chad Poulsen, to allow Casey Erickson to pay a fee in lieu of sidewalk at approximately 25 South 450 East; due to the narrow width of the right-of-way and road.**

YEA 4

Kaylene Ames
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

Councilwoman Kaylene Ames led the discussion regarding the T-Mobile Hometown Grant. Councilwoman Ames asked her fellow councilmembers if they were considering submitting grant applications for their individual city projects. She shared that the Wellsville Foundation would like to apply for the maximum funding of \$50,000.00 for the continued renovation of the historical Wellsville Tabernacle. However, Councilwoman Ames did not wish to infringe on applications for funding made by fellow councilmembers. None of the other councilmembers present intended to apply for the T-Mobile Hometown Grant. The grant application requires a complete budget, plan, and timeline for the project to determine the feasibility of the project. Councilwoman Ames reminded the Council that Jonathan Cook and the Wellsville Foundation presented those documents at the May 17, 2023 Council meeting. She informed the Council that the Wellsville Foundation has a goal to raise \$100,000.00 this year for the Tabernacle's renovation. Councilman Chad Poulsen voiced support for the Wellsville Foundations application. Councilman Austin Wood asked if Councilman Bob Lindley would apply for Parks and Recreation funding. City Manager Scott Wells suggested maximizing the T-Mobile Hometown Grant for the Tabernacle and maximizing RAPZ Tax funding for Parks and Recreation. **Councilman Chad Poulsen made a motion, seconded by Councilman Austin Wood, to allow the Wellsville Foundation to apply for the T-Mobile Hometown Grant's maximum funding.**

YEA 3

Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

ABSTAIN 1

Kaylene Ames

City Manager Scott Wells discussed the third quarter financial report for March 2023. 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 Chad Poulsen, to approve the third quarter financial report for March 2023.**

YEA 4

Kaylene Ames
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

Department Reports:

Councilwoman Denise Lindsay-

1) Councilwoman Lindsay will not be present at the July 5, 2023 City Council meeting. A code amendment, amending **Title 10 Land Use Regulations, Chapter 44 Additional Requirements, Section 9 Ag Tourism**, which will define the rules and regulations for operating Ag Tourism in Wellsville City will

be presented. Councilwoman Lindsay reported that the amendment has been created to support agriculture and enable farmers to diversify in order to keep their farms more viable.

Councilman Chad Poulsen-

1) Councilman Poulsen will recommend an individual requesting zoning information direct their questions to Cache County.

Mayor Thomas G. Bailey-

1) Mayor Bailey thanked Councilwoman Kaylene Ames for all her efforts to make the Wellsville Mountain Music & Arts Festival a success.

Councilwoman Kaylene Ames-

1) Councilwoman Ames thanked City Manager Scott Wells and Austin Richman for their help at the Wellsville Mountain Music & Arts Festival.

2) Councilwoman Ames stated that the repairs on Pioneer Monument (located at Center and Main) are looking great. City Manager Scott Wells reported that repairs are being done by the Church of Jesus Christ of Latter-day Saints. Councilman Austin Wood will extend the Council's thanks to the Church.

3) A Tree City USA celebration will be incorporated with the Church of Jesus Christ of Latter-day Saints Wellsville Utah Stake's Day of Service on September 9, 2023. \$7,000.00 worth of trees will be planted.

4) 2023 Founders' Day booth applications have been received.

5) Missing windows on the east side of the Tabernacle have been special ordered.

Councilman Austin Wood-

1) Councilman Wood thanked Councilwoman Kaylene Ames for all her efforts to make the Wellsville Mountain Music & Arts Festival a success.

2) Councilman Wood asked if there has been any progress on the proposed Sardinz Center at 655 East Main Street (Tax Id. #11-087-0008, Tax Id. #11-089-0009). City Manager Scott Wells made the property owners aware of this spring's copious riverine flooding from the Little Bear River which submerged the parcels. The Council was perplexed why the property was not classified as a floodplain or floodway in the recently updated Federal Emergency Management Agency (FEMA) floodplain maps.

3) Councilman Wood asked that the 'Water Restrictions' section of the Wellsville City Newsletter explain that the city is asking citizens to water on designated days of the week due to inadequate water pressure in the Upper Pressure Zone rather than drought conditions. City Manager Scott Wells detailed efforts to fix Pressure Reducing Valves (PRVs) to increase pressure for the Upper Pressure Zone. Councilwoman Kaylene Ames recommended that the newsletter also explain that the city waters the cemetery and parks during the day to offset the increased pressure demands at night when the majority of residents water their properties.

City Manager/Recorder's Report:

1) The incidence of city water leaks has not increased; rather public awareness of water leaks has been significantly enhanced given the city's text notification system.

2) The Upper Pressure Zone has inadequate water pressure. A PRV group has serviced the Upper Pressure Zone's PRVs. Additional PRVs need to be examined.

3) D's Tree Service has begun a green waste collection service in Wellsville City. Green waste is being picked up Mondays, Wednesdays, and Fridays.

4) A dumpsite for used sandbags has been created near the public works building. Recycled sand will then be utilized to backfill trenches.

5) City Manager Wells brought up the **Supplier Agreement** for installation of water flow meters in the Leatham Springs area of the Wellsville City water system. Wellsville City owns a water system, the water for much of which is supplied by the Leatham Springs in Sardine Canyon. Water from the Springs is collected in a reservoir and piped east in the Canyon for the use of its citizens. Bridle Path Partners, LLC (hereinafter referred to as "Supplier") has applied for subdivision approval for Bridle Path Estates Subdivision in the Sherwood Hills vicinity, whose sole water source would be Leatham Springs; and it is in the interest of Wellsville City and Supplier to determine the amount of water loss from the pipeline from Leatham Springs until it reaches the City's Distribution System. Wellsville City is willing to allow the Supplier to obtain and install at Supplier's cost two measuring devices in the pipeline. The measuring

devices are ultrasonic flowmeters with clamp-on detectors and portable transmitters which will not perforate the pipeline. Since the Council approved the **Supplier Agreement**, the Supplier has proposed funding a leak detection group to inspect the pipeline and begin fixing leaks instead of financing meters. Councilman Chad Poulsen and Councilman Austin Wood said that the Supplier should proceed with meter installation and that Wellsville City should hire a leak detection group.

6) Firework restrictions will not be in place for Independence Day given the green conditions. Restrictions will be put into place for Pioneer Day. The July newsletter will ask for Founders' Day firework donations.

At 8:08 p.m., Councilman Chad Poulsen made a motion, seconded by Councilwoman Kaylene Ames, to adjourn the meeting.

YEA 4

Kaylene Ames
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0


Thomas G. Bailey
Mayor


Scott Wells
City Manager