

MINUTES of the regular **City Council** meeting of Wellsville City held **October 18, 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 and Chad Poulsen. 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 October 13, 2023. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Councilman Austin Wood was excused from this meeting.

|                 |                    |                 |                 |
|-----------------|--------------------|-----------------|-----------------|
| Others Present: | Pat Burns          | Emily Fletcher  | Kade Gochnour   |
|                 | Mandie Gochnour    | Monica Gowens   | Preston Hayes   |
|                 | Mike Haynie        | Penny Haynie    | Hyrum McCormick |
|                 | Jonithan McCormick | Mason McFarland | Braxton Nay     |
|                 | Samuel Nay         | Megan Petersen  | Lee Poor        |
|                 | Earl Rouse         | B. Cole Stahle  | Daniel Tarbert  |
|                 | Jeffrey Tarbert    | Jami Van Huss   | Stetson Wade    |
|                 | Landis Wenger      | Fred Woodward   | Linda Wursten   |

Opening Ceremony: Hyrum McCormick and Mason McFarland of Wellsville Scout Troop Pack 21

The Council reviewed the agenda. Item 9, *'Tayli Hillyard- Present a draft of the Wellsville City Trails and Active Transportation Plan,'* was added. **Councilwoman Kaylene Ames made a motion, seconded by Councilman Bob Lindley, to approve the agenda with the addition.**

**YEA 4**

**NAY 0**

Kaylene Ames  
Bob Lindley  
Denise Lindsay  
Chad Poulsen

The Council reviewed the minutes of the September 20, 2023, regular City Council meeting. **Councilman Chad Poulsen made a motion, seconded by Councilwoman Kaylene Ames, to approve the minutes of the September 20, 2023, regular City Council meeting.**

**YEA 3**

**NAY 0**

**ABSTAIN 1**

Kaylene Ames  
Bob Lindley  
Chad Poulsen

Denise Lindsay

The Council reviewed the minutes of the October 04, 2023, regular City Council meeting. **Councilwoman Denise Lindsay made a motion, seconded by Councilman Bob Lindley, to approve the minutes of the October 04, 2023, regular City Council meeting.**

**YEA 3**

**NAY 0**

**ABSTAIN 1**

Kaylene Ames  
Bob Lindley  
Denise Lindsay

Chad Poulsen

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 Chad Poulsen, to approve the city's accounts payable bills for payment, represented by check number 28749 through 28789.**

YEA 4

NAY 0

Kaylene Ames  
Bob Lindley  
Denise Lindsay  
Chad Poulsen

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 Kaylene Ames made a motion, seconded by Councilman Bob Lindley, to approve the city's accounts payable bills for payment, represented by check number 28811 through 28855.**

YEA 4

NAY 0

Kaylene Ames  
Bob Lindley  
Denise Lindsay  
Chad Poulsen

Mayor Thomas G. Bailey opened the meeting for citizen input. Councilman Chad Poulsen expressed appreciation to the Wellsville Scout Troop Pack 21 for conducting the Founders' Day Flag Ceremony and serving at the Founders' Day Watermelon Bust. Mayor Bailey thanked Troop 21 for their participation in the opening ceremony and their attendance at City Council this evening. Fred Woodward stated concern regarding overgrown street trees limiting visibility at intersections, particularly along Center Street. Councilwoman Kaylene Ames noted that the exceptionally wet year has heightened the tree growth rate and assured Mr. Woodward that trees impairing street visibility will be addressed.

Pat Burns, a property owner of the proposed 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)), directed his remarks to Agenda Item 10, *"Discuss for approval a temporary Land Use Regulation 2023-07, which is an ordinance establishing a moratorium on residential and commercial building permits and subdivision applications within certain areas of Wellsville City."* He read a statement aloud and referenced Utah State Code 10-9A-504-2A and 10-9A-504-3, *"A temporary land use regulation must be in place for a period of limited effect not to exceed 180 days. There is no allowance for renewal of the moratorium. This conclusion is supported by the fact that (3)(b)(i) sets the duration for a moratorium in an area subject to EIS or MIS examining the area of the proposed highway or transportation corridor also at 180 days. (3)(b)(i) specifically allows this type of moratorium to be renewed once in certain circumstances. The language governing a typical moratorium, like the one we are dealing with in subsection 2, does not include this allowance it follows a typical temporary land use regulation may last no longer than 180 days and that is all. (sic)."* Mr. Burns emphasized that he would like this statement included on public record.

Earl Rouse met with the City Council to discuss future options for the Music and Arts Festival in Wellsville City. Mr. Rouse displayed a video on the overhead screens highlighting the previous Music and Arts Festival held by the Wellsville Foundation. He explained that proceeds from the Music and Arts Festival are designated for renovation of the Historic Tabernacle. Mr. Rouse expressed worry that attendance at the 2022 Music and Arts Festival was marginal, and fewer people attended the 2023 Festival. He stressed that the minimal attendance was not due to a lack of talent from performing musicians and famous artists. Mr. Rouse stated that allowing the festival additional time to grow will not play off if the festival isn't "playing the right notes". He recognized an official Music and Arts Festival presentation has yet to be given to the City Council and asked the Council if they would like to see the festival continue. The mayor and each councilmember answered yes. Mayor Thomas G. Bailey pointed out that those who have attended the festival in the past have enjoyed it. The Council agreed. Mayor Bailey pointed out that the festival must be able to hold up against competing summer activities throughout the valley. Mr. Rouse said that he believes a community sense of ownership will stimulate activity and donations for the Tabernacle project. He suggested incorporating the youth through art and music competitions with cash prizes. Mr. Rouse asked the Council to help promote community involvement in the Music and Arts Festival. Councilwoman

Kaylene Ames, a director of the Wellsville Foundation, thanked Mr. Rouse for all his festival efforts over the last several years. She stated that our community has amazing artists with incredible talent and volunteered her assistance for a 2024 Music and Arts Festival if Mr. Rouse chooses to continue the festival. Mr. Rouse stated an advisory committee should be formed between Wellsville City and the Wellsville Foundation to begin planning the next festival prior to the end of the year. The Council expressed appreciation to Mr. Rouse for his Music and Arts Festival efforts. Councilwoman Denise Lindsay stated that youth music and art contests with monetary prizes are an excellent idea. **Councilwoman Kaylene Ames made a motion, seconded by Councilwoman Denise Lindsay, to continue the discussion regarding future options for the Music and Arts Festival in Wellsville City.**

**YEA 4**

Kaylene Ames  
Bob Lindley  
Denise Lindsay  
Chad Poulsen

**NAY 0**

Landis Wenger, Cache County's Regional Trails and Active Transportation Coordinator, met with the City Council to present a draft of the **Wellsville Trails and Active Transportation Plan** prepared by Tayli Hillyard. Mr. Wenger began by introducing Emily Fletcher, Cache County's new Assistant Trails Planner. Mr. Landis commended Mr. Hillyard and her steering committee for the presented plan. He asked the Council for feedback, revisions, and recommendations on the plan as Ms. Hillyard prepares her final draft. Councilwoman Kaylene Ames shared that she appreciates the public input taken into consideration for this proposed plan. The plan contains valuable information gathered from a community survey, a public open house, and trail counter data. She thanked Ms. Hillyard and Mr. Landis for their efforts preparing this plan. Councilman Bob Lindley addressed the 13 optimistic trails outlined in the Master Plan. He asked Mr. Landis for suggestions on how to obtain funding for trails beyond the RAPZ Tax Program (which typically only funds 30-40% of a given project). Mr. Landis shared that on page 66, Ms. Hillyard has included a link to a spreadsheet with multiple grant opportunities, complete with deadlines, match, categories, and more compiled by the former Cache County Trails and Active Transportation Coordinator Carly Lansche. Mr. Landis mentioned Governor Cox's vision and growing funding opportunities to build a Utah Trail Network connecting Utahns of all ages and abilities to their destinations and communities throughout the state. Mr. Landis reported that he and Ms. Fletcher are available to help write grant applications for Wellsville City. He also recommended threading multiple grants together to acquire the full funding for a particular project. Mayor Thomas G. Bailey brought up that Wellsville City, Mendon City, and the Wellsville-Mendon Conservancy District are anticipating a future pressurized irrigation system which may one day result in the Bonneville Shoreline/Wellsville Canal Trail. He added that some of the funding received from the sponsor of this canal project must go towards recreation. This funding could be used as a match and provides an opportunity for trail access connecting Hyrum, Wellsville, and Mendon. Mr. Landis explained that after discussion with the Wellsville-Mendon Conservancy District he does not anticipate trail construction until after the length of the canal is piped. Councilwoman Ames reminded the Council of the May 03, 2023 Council meeting in which Mandie Gochnour outlined an active transportation grant funded by UDOT; the Utah Outdoor Recreation Grant; the Promoting Resilient Operations for Transformative, Efficient, and Cost-Saving Transportation (PROTECT) Program; and the Safe Streets and Roads for All (SS4A) Grant Program. At that time steering committee members, Ms. Gochnour and Scott Weaver, also volunteered their time and expertise for grant applications and project planning. Councilman Chad Poulsen and Councilwoman Denise Lindsay commended the excellent work of those individuals who have contributed to the presented draft.

Mayor Bailey asked Mr. Landis what next step he recommends for Wellsville City following the finalization of the **Wellsville Trails and Active Transportation Plan**. Mr. Landis said that the first step of any project should be a cost estimate and feasibility study conducted by a private firm. "The State loves to see grant applications with feasibility studies. They want to fund projects they are confident will be completed." Mr. Landis referenced 'Wellsville's Top 3 Projects for Implementation' outlined by Ms. Hillyard. First was the Bonneville Shoreline/Wellsville Canal trail including the Hwy 89/Canal Trail Crossing. Second was the Main Street to Hwy 89 Paved Path, including E Main and Highway 89 Crossing, N Center/Main Crossing, and 100 East/Main Crossing. Third was small hiking and biking trails in the

Forest Service Area, between Narrow and Wide Canyon. Mr. Landis put emphasis on Mr. Hillyard's third recommendation given the popularity of the neighboring, small, family friendly, Wayne's Loop Trail. He also referenced the proposed Highway 89 Commuter Path, which is already in the Cache County's Trails and Active Transportation Plan and stated that UDOT is looking to fund city projects that have a trail master plan, feasibility studies, and "shovel-ready plans". Ms. Gochmour asked why the Complete Streets Policy is in Phase 3 rather than Phase 1. She explained the Complete Streets Policy is a great grant possibility for underserved communities. Ms. Gochmour added that the Complete Streets Policy can also provide funding for the initial feasibility studies. Councilwoman Ames mentioned how beneficial the repairing and completing sidewalks through the Complete Streets Policy would be. Councilwoman Lindsay agreed. Mr. Landis noted that the County has a Complete Streets Policy guide from Hurricane, Utah that could be used and be first implemented in Wellsville. Councilman Lindley stated that Ms. Hillyard has the Bonneville Shoreline/Wellsville Canal Trail listed as the city's number one project for implementation. He pointed out that piping the canal has abundant intercity hurdles and is years away. He suggested that the city may be better off focusing on more feasible trails in the immediate future. Councilwoman Ames reminded the Council that the Bonneville Shoreline/Wellsville Canal was the top choice of the surveyed public. City Manager Scott Well recommended keeping the Bonneville Shoreline/Wellsville Canal Trail within focus and to chase the opportunity where possible.

City Planner Jay Nielson stated that the proposed Complete Streets Policy would have two elements. First, the construction of new streets must meet Complete Street standards. Second, critical existing streets must be retrofitted to become Complete Streets. He said that changing existing standards to new Complete Street standards would not be difficult. However, retrofitting existing streets would require more analysis and prioritization. City Planner Nielson advised beginning and achieving the first element of the Complete Street Policy presently. He added that the Council has charged him with connecting Wellsville City's Parks and Recreation Plan, Open Space Plan, and Trails and Active Transportation Plan. To only examine the plans independently may result in enormous missed opportunities he declared. A unified plan will help decision makers see and facilitate opportunities along with opening the eyes of developers who may choose to make that plan an integral part of their project. Mr. Landis agreed combining the complete picture together is a great idea and noted that trails and open space increase property values which also benefits developers. Mayor Bailey pointed out the substantial areas of open space throughout Wellsville as well as the 400 North bike trail. The Council thanked Mr. Landis for his presentation. **Councilwoman Denise Lindsay made a motion, seconded by Councilman Chad Poulsen, to continue the discussion regarding the Wellsville Trails and Active Transportation Plan.**

**YEA 4**

Kaylene Ames  
Bob Lindley  
Denise Lindsay  
Chad Poulsen

**NAY 0**

Next, the Council shall consider for approval **Ordinance 2023-07**, an ordinance establishing a temporary land use regulation (moratorium) on residential and commercial building permits and subdivision applications within certain areas of Wellsville City. City Manager Scott Well explained that Wellsville City does not have sufficient ability to push culinary well water uphill to meet the requirements of the City's water system in those parts of the city located above 4,650 feet in elevation (the "Upper Pressure Zone"). The city currently has ample water however the present difficulty is pushing the water up to residents above 4,650-feet. City Manager Wells explained that the flow from Leatham Springs, much of which is used for the public water supply, has decreased over the years. Until a new culinary well is proved, the Upper Pressure Zone is reliant on the declining flow from Leatham Springs. He detailed Wellsville City's progress having awarded the bid to a contractor for the proposed new culinary well site (Tax Id. #10-039-0004), which will hopefully service those in the city living above 4,650-feet of elevation. A test well is anticipated to be drilled in the next 45-60 days. Mayor Bailey addressed Mr. Burn's previous statement regarding extensions of moratorium. Consultation with the city attorneys has determined that Wellsville City's diligent work towards drilling a well to provide another water source to the Upper Pressure Zone allows the moratorium to be extended. Councilwoman Denise Lindsay stated she is cognizant of the rights of property owners however abundant caution is necessary given that water is all encompassing concern.

**Councilman Chad Poulsen made a motion, seconded by Councilwoman Kaylene Ames, to adopt Ordinance 2023-07, an ordinance establishing a temporary land use regulation (moratorium) on residential and commercial building permits and subdivision applications within certain areas of Wellsville City.**

**YEA 4**

**NAY 0**

Kaylene Ames  
Bob Lindley  
Denise Lindsay  
Chad Poulsen

City Manager Scott Wells discussed the fourth quarter financial report for June 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 fourth quarter financial report for June 2023.**

**YEA 4**

**NAY 0**

Kaylene Ames  
Bob Lindley  
Denise Lindsay  
Chad Poulsen

#### Department Reports:

Councilwoman Denise Lindsay-

1) Councilwoman Lindsay introduced Get Healthy Utah which is partnering with the Utah League of Cities and Towns to support Healthy Utah Community, a new designation program for cities and towns. She asked for the Council's approval to designate Wellsville City as a Healthy Utah Community. This designation recognizes communities across Utah that do an exemplary job of implementing evidence-based strategies to improve community health. To qualify for the Healthy Utah Community designation, all cities and towns must complete the following four steps:

1. Submit a Letter of Commitment
2. Organize a Health Coalition
3. Identify Health Strategies
4. Develop a Community Health Plan

The Mayor and Council approved allowing Councilwoman Lindsay request designation of Wellsville City as a Healthy Utah Community.

- 2) The City Appreciation Dinner will be held November 9, 2023.
- 3) The City Christmas Party will be held December 18, 2023.

Councilman Chad Poulsen-

- 1) Pine trees along 200 West between 200 South and 300 South need trimmed.
- 2) Councilman Poulsen has received a citizen complaint regarding semis driving along 400 North which exceed the posted weight limit of 8,000 lbs. City Manager Scott Wells agreed that semis should be restricted to Main and Center streets. He will ask deputies to increase patrol of 400 North.

Councilwoman Kaylene Ames-

- 1) Councilwoman Ames is organizing a formal meet and greet for citizens and the 2023 City Council candidates, located at the City Office, on November 13, 2023 at 6:00 p.m. She nominated Linda Wursten as a mediator for the event. The Council agreed.

Council Bob Lindley-

- 1) Councilman Lindley stated he will begin pursuing the additional parks and recreation grants presented tonight.

City Manager/Recorder's Report:

1) City Manager Scott Wells explained that a Wellsville City employee became eligible to begin accruing retirement benefit in 1995, but did not begin receiving those benefits until petitioning for them in 2001. The Council has previously discussed passing a resolution agreeing to credit the employee for two years of retirement. He asked the Council if they approve moving forward towards that resolution. The collective Council agreed.

2) Wellsville City began a new garbage collection service with Waste Management on October 3, 2023. Wellsville City is acting as a liaison between residents and Waste Management. Waste Management is working to iron out the kinks of their collection service throughout the city.

At 7:51 p.m., **Councilman Chad Poulsen made a motion, seconded by Councilwoman Denise Lindsay, to adjourn the meeting.**

**YEA 4**

Kaylene Ames  
Bob Lindley  
Denise Lindsay  
Chad Poulsen

**NAY 0**



**Thomas G. Bailey**  
**Mayor**



**Scott Wells**  
**City Manager**