MINUTES of the regular **City Council** meeting of Wellsville City held **November 15, 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 November 10, 2023. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present:	David Cable	Emily Fletcher	Zayne Foy
	Paul Freed	Bruce Gates	Vicky Gates
	Lee Gray	Carl Leatham	Travis McBride
	Megan Petersen	Jennifer Stuart	Scott Tew
	Scot Weaver	Landis Wenger	Cameron Winquist
	Linda Wursten		

Opening Ceremony: Mayor Thomas G. Bailey

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

YEA 5	NAY 0
Kaylene Ames	
Bob Lindley	
Denise Lindsay	
Chad Poulsen	
Austin Wood	

The Council reviewed the minutes of the November 01, 2023, regular City Council meeting. **Councilman Chad Poulsen made a motion, seconded by Councilman Bob Lindley, to approve the minutes of the November 01, 2023, regular City Council meeting.**

YEA 4	NAY 0	ABSTAIN 1
Kaylene Ames		Austin Wood
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 Austin Wood made a motion, seconded by Councilman Chad Poulsen, to approve the city's accounts payable bills for payment, represented by check number 28908 through 28934.**

YEA 5	NAY 0
Kaylene Ames	
Bob Lindley	
Denise Lindsay	
Chad Poulsen	
Austin Wood	

At 6:10 p.m., Mayor Thomas G. Bailey opened the meeting for citizen input. Scott Tew addressed the Council. He is the son-in-law of Jed and Sharma Clark, owners of Little Bear River Bottoms located at approximately 745 East 200 South (Tax ID #10-015-0006, Tax ID #10-015-0015, Tax ID #10-015-0005). He began with a short summary of the farm's property disputes over the last 18 years. Jed Clark built his home in 2006. Mr. Tew shared that through a misunderstanding of the code and bad advice from the county Mr. Clark elected to make a change to his boundaries without approval from Wellsville City and that resulted in a new parcel number being created. Once he was notified in 2021, 15-years later he moved to

eliminate the parcel that was created. Mr. Tew added the parcel was not created with the intent to sell, lease, or develop. He continued, in 2021 Wellsville City sent a letter notifying Mr. Clark, who then changed his boundaries to eliminate the parcel and did not hear back from Wellsville City. He assumed that the problem was fixed since the parcel no longer existed. In 2023, in March, Mr. Clark purchased a kit to build a barn for hay, straw, and equipment for the farm. Dr. Tew stated Wellsville City will not approve a building permit for the barn declaring that the Clarks need to complete the subdivision process for the lot that was erroneously created in 2006. This subdivision process would require approximately 1,000-feet of services being brought up 200 South, east of the highway. Mr. Tew concluded, "My question for you is do you think this is reasonable that for a farm to build a building, an agricultural barn, is it reasonable for them to be required to fix an 18-year old problem by running 1,000-feet of services to a home that does not need them?"

At the June 28, 2023 Planning Commission meeting, Jed Clark proposed boundary line adjustments as an alternative to complying with the Wellsville Subdivision Ordinance. Wellsville City sought legal counsel regarding the Clark's proposed boundary line adjustments from Miles Jensen, the City's Attorney at Law. The June 28, 2023 Planning Commission minutes read,

> *'City Planner Nielson read aloud the legal counsel from Olson & Hoggan, LLC, dated June 20, 2023.*
>
> *"Dear Wellsville City:*
>
> *You have asked us to review the above Application. We previously reviewed a prior Boundary Line Adjustment involving Parcel #10-015-0039 and Parcel #10-015-0014. As a result of that prior review we recommend the following:*
>
> *1. Parcel #10-015-0039 and Parcel #10-015-0014 are both illegal nonconforming Lots. A copy of the recorded Notices of Code Non-Compliance for both parcels are attached as Exhibits A and B and are incorporated by reference.*
>
> *2. Section 10 Chapter 48 of the Wellsville Code prohibits the changing of lot lines (Boundary Line Adjustments) on illegal nonconforming Lots.*
>
> *3. Parcel #10-015-0039 is now known as #10-015-0015 but this does not change the status of the Lot.*
>
> *4. Until the Wellsville Subdivision Ordinance is complied with, neither Parcel #10- 015-0014 nor #10-015-0039 or reconfiguration of them, as now or previously existing, should be approved for a Boundary Line Adjustment.*
>
> *5. Furthermore, the Application does not include signatures from the holders of liens, mortgages or easements affected by the boundary line adjustment, if any, as required by Wellsville Ordinance 10-48-3 (4) does not include dedication of a public Right-of-way (Section 10-48-6) and does not include signatures of owners of record of each Parcel.*
>
> *Sincerely,*
>
> *OLSON & HOGGAN, LLC*
> *Miles P. Jensen*
>
> *City Planner Nielson stated that the provided legal counsel is very clear. 'Until the Wellsville Subdivision Ordinance is complied with, neither Parcel #10- 015-0014 nor #10-015-0039 or reconfiguration of them, as now or previously existing, should be approved for a Boundary Line Adjustment,' City Planner Nielson reread. Property configurations have changed since illegal lot changes were made in 2020. "The recommendation of the city attorney is to deny this request,"*

City Planner Nielson concluded. Mr. Clark stated tax identification number 10-015-0039 was created for tax purposes only. He stated that his attorney disagrees with the City's legal counsel and the issue will most likely have to be resolved in court. The Commission agreed they will review the proposal following the court case. "This boundary change will fix it all," insisted Mr. Clark. City Planner Nielson asserted that the Wellsville Subdivision Ordinance is the only solution for this circumstance and should have been done years ago. Chairman Clark declared that it is the Wellsville City Planning Commission's obligation to abide by the City's legal counsel. ***Commissioner Jeff Bailey made a motion, seconded by Commissioner Chad Lindley, to deny the proposed boundary line adjustments located at approximately 745 East 200 South (Tax ID #10-015-0006, Tax ID #10-015-0015, Tax ID #10-015-0005).***

YEA 5	***NAY 0***
Jeff Bailey	
Clair Cooper	
Chris Clark	
Chad Lindley	
Ed Rigby.'	

City Manager Scott Wells detailed that the Clarks agreed to sign an **Agricultural Structure or Use Exemption** which states that the barn will not be used for human occupancy. *(As defined by* ***Section 15A-1-202(1)*** *of the* ***Utah Code****, "agricultural use" means a use that relates to the tilling of soil and raising of crops, or keeping or raising of domestic animals. As defined by* ***Section 15A-1-202(10)*** *of the* ***Utah Code****, "not for human occupancy" means use of a structure for purposes other than protection or comfort of human beings, but allows people to enter the structure for maintenance and repair; and the care of livestock, crops, or equipment intended for agricultural use, which are kept there.)* City Manager Wells reported that the **Agricultural Structure or Use Exemption** was presented to the City's legal counsel who deemed that the exemption should *not* be permitted given the illegal nonconforming lot. Therefore, until the nonconformance is brought into compliance Wellsville City should not grant a building permit.

Mr. Tew said that the site location is 500-feet from the original nonconforming lot. City Manager Wells clarified that Parcel #10-015-0039 is now known as #10-015-0015 but this does *not* change the status of the lot. Councilwoman Denise Lindsay asked if one or two homes are involved in the illegal nonconforming lots. Mr. Tew answered one. She asked if Mr. Clark was unaware he had an illegal nonconforming lot from 2006 to 2021. Mr. Tew replied that Mr. Clark didn't realize the new parcel, recommended by the mortgage company, was illegally developed until 2021. Councilman Austin Wood had Mr. Tew point out the illegal lot configurations on the overhead screens. Mr. Tew acknowledge there is a dispute about the subdivision, but stated he feels it is unreasonable to be required to resolve the subdivision prior to constructing their agricultural building. Councilman Chad Poulsen countered that he cannot make a recommendation given two minutes of discussion on 18 years of history, and stated he will not dispute the City's legal counsel. Councilman Austin Wood asked if the illegal conformance can be reversed. City Manager Wells stated he will review the extensive history with legal counsel again. Councilwoman Lindsay noted that the original 2006 split was likely to separate the house from the farm in order to allow the large remainder parcel to remain in the greenbelt tax program. Mr. Tew stated that is correct. Mayor Thomas G. Bailey recommended Mr. Tew join a future City Council agenda if he wishes to make a case that the lot is legal. Councilman Poulsen requested additional clarification from the city attorney in a future discussion.

At 6:17 p.m., citizen input was closed.

Paul Freed met with the Council to discuss amending the **Creekside Meadows Subdivision Annexation Agreement**. The Council approved the final plat of the Creekside Meadows Subdivision consisting of 18 lots total, located at approximately 1100 South 200 East (Tax Id. #10-043-0007), on May 04, 2022. Since then, Mr. Freed split the existing home from Parcel #10-043-0007, creating Parcel #10-043-0038, which he then sold to Greg and Cimberlee Foulger. Mr. Freed stated he did a lot line adjustment and carved the parcel out of the subdivision before selling it. Parcel #10-043-0038 is shown as Lot 1 on Mr. Freed's subdivision plat. The lot line adjustment was not brought before Wellsville City therefore an illegal lot line adjustment creating an illegal subdivision. City Manager Scott Wells presented Mr. Freed's newly proposed **Amendment to Freed and KSTA-6, LLC Annexation Agreement** along with City Attorney Miles P. Jensen's rebuttal. City Manager Wells read the rebuttal aloud,

"Pursuant to your request in the above captioned matter, we are advised as follows:

1. *That the annexed property has been split into two parcels without going through the City's Subdivision process.*
2. *As such, both lots are illegal, nonconforming lots and notice of this should be recorded against both lots.*
3. *Once the lots have been legally subdivided in conformance with City Ordinances, and are legal, conforming lots, with a recorded Subdivision Plat with all signatures, the City could consider amending the existing Annexation Agreement dated September 17, 2020, which contemplated an 18 lot subdivision.*
4. *Until the parcel is legally subdivided into the 2 lots, no amendments should be made or considered for the Annexation Agreement."*

Mr. Freed informed the Council that the **Amendment to Freed and KSTA-6, LLC Annexation Agreement** notes that economic factors out of the control of Wellsville City or Creekside Meadows Subdivision have caused building of the 18 lot subdivision to not be feasible at this time. Therefore, Mr. Freed asks Wellsville City to release Creekside Meadows Subdivision from the previously approved annexation requirements of wastewater connection and secondary water development. Upon agreement, Creekside Meadows or its assigns are free to move forward following the Wellsville Subdivision process to create and approve lower density on Parcel #10-043-0007 and Parcel #10-043-0012. All other requirements in place will remain in effect. Mr. Freed recognized the Council will not approve the proposed amendment until the parcel is legally subdivided into two lots however, he asked if the Council has any concerns regarding the amendment. He added that the property continues to have adequate frontage.

Mayor Thomas G. Bailey stipulated that city culinary water must be run to the property. Mr. Freed brought up drilling a well since the new culinary well site (Tax Id. #10-039-0004) is not yet producing water. Mayor Bailey repeated and emphasized that city culinary water must be run to the property. He and City Manager Scott Wells added that according to fire code a 22-foot road will be required if a home is constructed beyond 250-feet of the city roadway. Mayor Bailey asked the Council if they have any concerns with the amendment. Councilman Bob Lindley added that any homes constructed on these parcels must connect to the city sewer system once it runs within 300-feet of their property line. Mr. Freed agreed and recognized **Utah Code 10-8-38(2)(a)**. The Council had no other concerns regarding the proposed annexation amendment. Councilwoman Denise Lindsay asked if the city will continue to pursue the sewer sleeve which supposedly runs beneath Highway 89/91 in that area. City Manager Wells answered that they have Brad Murray scheduled to excavate for the sleeve once again. He mentioned it is also advantageous for Wellsville City to find the sewer sleeve in question. Mr. Freed and Mr. Murray previously examined UDOT mapping and cannot find this particular sewer sleeve. Mr. Murray dug long deep trenches on each side of the highway, as close to the asphalt as possible, and then walked the trenches with a metal detector and could not find the iron sleeve. Mr. Freed also implemented ground penetrating radar which found several areas of disturbed soil. After digging, none of the disturbed soil locations held a sewer sleeve. Mr. Freed told the Council his theory is that UDOT never extended the sewer sleeve when the highway was widened from a two-lane to a four-lane road. **Councilman Chad Poulsen made a motion, seconded by Councilman Austin Wood, to continue the discussion regarding amending the Creekside Meadows Subdivision Annexation Agreement.**

YEA 5 **NAY 0**

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Dave Cable met with the Council to discuss options for annexing and developing 35 acres of ground into five acre lots located east of 900 South 200 East (Tax Id. #10-043-0001, Tax Id. #10-043-0025). Cameron Winquist opened the discussion. He stated Mr. Cable is exploring developing this property through Cache County or annexing and developing in Wellsville City. He noted that Mr. Cable's property neighbors Paul Freed's Creekside Meadows Subdivision, and stated that negative economic factors have likewise resulted in city infrastructure not being financially feasible for Mr. Cable at this time. Mr. Winquist reported that Wellsville City protested their rezone request of 2-acre density with Cache County a year and a half ago. He inquired if Wellsville City would be willing to provide culinary water and meters to the property if it remains in Cache County. Mayor Thomas G. Bailey answered no, Wellsville City will not sell culinary water outside city limits. Mayor Bailey mentioned that running a culinary water line to the property is likely cheaper than drilling six wells. Mr. Winquist said he believes the other city infrastructure would be much more expensive than infrastructure required by Cache County. City Manager Scott Wells read aloud from the **Planner's Analysis of the C4 Group Annexation Proposal** dated November 11, 2023,

"Development Requirements

1. If the proposed annexation is allowed to process, the zoning application will be filled and processed in parallel with the annexation. The property shall be given the zoning designation of Residential Agricultural Cluster 5. The purpose of this zoning classification is to cluster residential development in such a manner to preserve large areas of open space and productive irrigated farmland.

2. Maximum density: 6 residential lots allowed.

3. Open Space requirement: 50% (17.5 acres). Must be consolidated into one parcel, owned and managed in common.

4. Building sites must be clustered together to preserve farmland. Building lots can be 1/2 acre in size, or larger while leaving open farmland surrounding. There is not an option to subdivide this property into six five acre lots.

5. Roads must be dedicated and improved to city standards.

6. Municipal services should be required to justify annexation, provide public safety, and share in the cost for municipal services with surrounding development."

City Manager Wells noted that a roadway running east from 900 South would be beneficial for Wellsville City and the proposed subdivision. He recognized that the city has little experience with **Residential Agricultural Cluster 5** zoning. Mr. Winquist offered to grant Wellsville City easements through the parcels, where deemed by the city engineer, for future city utilities rather than the subdivision constructing infrastructure. An easement for a future road connecting to 900 South was discussed along with the proposed roadway stubbing an undetermined length to the housing lots from 6100 South. Mr. Winquist stressed Mr. Cable's desire to progress with the subdivision and said that they are willing to accept three 10-acre parcels through Cache County if Wellsville City is unwilling to grant utility exceptions. He again proposed granting Wellsville City easements without Mr. Cable constructing any of the city required infrastructure. Easements granted through the middle of Mr. Cable's property could connect future sewer to Mr. Freed's subdivision he added. Mr. Winquist also addressed granting Cache County easements for the proposed Bonneville Shoreline/Wellsville Canal trail and an easement for neighboring Parcel Id. #10-085-8001. He concluded by requesting that Wellsville City not block their efforts with Cache County if Wellsville City is unwilling to work with Mr. Cable.

City Manager Wells detailed that gravity sewer from this property would connect to the existing sewer at 300 East 300 South, which he said is not realistic for a single development. He repeated that **Residential Agricultural Cluster 5** requires 50 percent (17.5-acres) open space which must be consolidated into one parcel, owned and managed in common.

Mr. Cable addressed the Council asserting that he is content with progressing with three 10-acre parcels through Cache County if Wellsville City is unwilling to accept easements rather than constructed infrastructure. He then added he is petitioning Cache County for seven 5-acre lots. Mr. Winquist repeated that he hopes Wellsville City will not block that petition. Mr. Cable continued, "What we would like to do is *not* annex into the city, buy your water, let us build your water infrastructure, I'm in that business… let us serve our little five or six homes. And then we'll put a county road in. Whenever you guys are ready to run a sewer then you can change it to a city road… We're trying to coddle the city if the city needs to be coddled. If you don't need what we're selling, then we're okay." Mayor Bailey recognized that it is unfeasible for six homes to afford the approximate 1.5-mile length of sewer line but asked why Mr. Cable believes it is not feasible to build a city road to service the six lots. He brought up that a city culinary water line would likely be cheaper than six wells. Without reply, Mr. Cable repeated that he wants to buy city culinary water without annexing his property into Wellsville City. Councilman Bob Lindley stressed that selling culinary water outside of city limits is not permitted by Wellsville City Code. Mayor Bailey stated that a new subdivision asking Wellsville City to rebuild a subpar county roadway to city standards in the future is not reasonable. Councilwoman Denise Lindsay stated she is willing to accept septic tanks at the property given the lengthy distance from an existing sewer line. Mr. Cable brought up installing holding tanks for the proposed six houses until Wellsville City provides sewer. He disagreed with the **Planner's Analysis** which states that the annexation will create two unincorporated peninsulas. Councilman Austin Wood recommended Mr. Cable bid out the cost of city water and road infrastructure for his development without sewer. Mr. Cable stated he will only build a city road as far as necessary to supply six lots, with an easement provided for the remainder of the roadway and an easement to 900 South. Councilwoman Lindsay clarified that Mr. Cable is willing to provide necessary easements, purchase city culinary water, build city water infrastructure, and construct a city road as far as necessary to supply six lots. Without sewer, what other annexation costs is Mr. Cable unwilling to pay she asked. City Manager Wells explained annexation fees cost a few thousand dollars. He pointed out Wellsville City will also require 50 percent open space. Mr. Cable agreed to bid the cost of a roadway to city versus county standards.

City Manager Wells recommended the Council review and evaluate requirements for the **Residential Agricultural Cluster 5** zoning. The Council recognized that Wellsville City's zoning allows for six lots as will Cache County if Mr. Cable's petition for seven 5-acre lots is approved (losing one lot to factor in a roadway). City Manager Wells expounded that a developer hires an engineer to create a concept plan in conformance with city subdivision ordinances. That concept plan is then reviewed by the city engineer to ensure it abides by the city subdivision ordinances. Mr. Cable is responsible to plan and develop his own property City Manager Wells stressed. Mr. Cable was adamant that Wellsville City should fund the project's engineering if the city expects him to meet city standards. The Council determined that Wellsville City will *not* fund Mr. Cable's engineering. Councilman Lindley underscored that it is against Wellsville City Code to sell culinary water outside of city limits. Therefore, city water will *not* be supplied *unless* Mr. Cable determines to annex his property into Wellsville City. Councilman Wood seconded that the Council must abide by City Code. Mr. Cable suggested the Council "talk to a lawyer and bend a rule" for his piece of property. City Manager Wells replied that Wellsville City cannot bend a rule. Councilwoman Kaylene Ames seconded. Councilman Poulsen invited Mr. Cable to present a more detailed proposal in the future and the Council agreed to review the **Residential Agricultural Cluster 5** zoning requirements. **Councilwoman Denise Lindsay made a motion, seconded by Councilman Chad Poulsen, to continue the discussion regarding options for annexing and developing 35 acres, located east of 900 South 200 East (Tax Id. #10-043-0001, Tax Id. #10-043-0025).**

YEA 5 **NAY 0**

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Landis Wenger, Cache County's Regional Trails and Active Transportation Coordinator, met with the City Council to present the final draft of the **Wellsville Trails and Active Transportation Plan** prepared by Tayli Hillyard. Following tonight's discussion, he will return in two weeks with the completed final draft for Wellsville City's adoption. Ms. Hillyard is currently making cosmetic formatting changes to the draft. With Council's approval the steering committee is recommending two substantive changes. First, that Ms. Hillyard include existing trails in the draft to show how future trails will tie into the existing trail system. Second, a line added at the beginning of the disclaimer section will read, *"The trail alignments depicted on this trails master plan map are conceptual and require further study and coordination with property owners to establish actual alignments."* Mayor Thomas G. Bailey explained that the final draft of the **Wellsville Trails and Active Transportation Plan** will be presented in a public hearing at the upcoming City Council meeting and the Council will then consider adoption. The Council expressed enthusiasm and appreciation for the presented final draft of the **Wellsville Trails and Active Transportation Plan. Councilwoman Denise Lindsay made a motion, seconded by Councilman Austin Wood, to continue the discussion regarding the final draft of the Wellsville Trails and Active Transportation Plan.**

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 July 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 Austin Wood, to approve the first quarter financial report for July 2023.**

YEA 5 **NAY 0**

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Department Reports:

Councilwoman Denise Lindsay-
1) No business or concerns at this time.

Councilman Chad Poulsen-
1) Councilman Poulsen presented the mayor, city manager, and council with four survey examples to collect public input for an updated General Plan. The Bear River Association of Governments will mail the survey to Wellsville City residents and compile results. The Council discussed creating a citizen committee to assist with updating the General Plan.
2) Councilman Poulsen addressed a citizen concern regarding a designation on the zoning map. City Manager Scott Wells explained that the map was mislabeled in a certain area and that the map has been corrected.

Mayor Thomas G. Bailey-
1) Expressed appreciation to Councilwoman Kaylene Ames and those who helped with the 'Meet and Greet' the City Council candidates night.
2) Mayor Bailey provided the Council with an update on the proposed pressurized irrigation system for Wellsville City, Mendon City, and the Wellsville Canal Company. Previously, Wellsville City applied for a $25 million grant through the Natural Resources Conservation Service (NRCS). Since then, Wellsville City applied for a second grant which has been approved. With the second grant the canal is being proposed piped and pressurized from Hyrum Reservoir to Petersboro. Pressurizing the entire length of the canal will hopefully reduce the number of necessary pump stations. The little canal will also be piped. Franson Engineering has environmental studies currently underway and projects construction beginning in two to three years. Mayor Bailey explained that the future Wellsville City Council will be heavily involved in financial bonding for the proposed pressurized system; determining which roads to tear up and rebuilt; and deciding how to fairly distribute secondary water to those who currently do not have irrigation rights.

Councilwoman Kaylene Ames-
1) Expressed appreciation to those who helped with 'Meet and Greet' the City Council candidates night.
2) Councilwoman Ames discussed how the numerous questions submitted by residents for the 'Meet and Greet' were consolidated. Those with outlying questions or questions relating to specific properties or issues were invited to talk to the candidates individually following the timed question-and-answer panel.
3) Glenn Ames will discuss fluorescent dye testing (utilized to determine ground water movement and potential contamination of the aquifer at Leatham Springs) at the December 6, 2023 City Council meeting.
4) Councilwoman Ames suggested incorporating a photo slideshow of city volunteers at the annual Appreciation Dinner. City Manager Scott Wells recommended asking those invited to the Appreciation Dinner to supply photos of their service. The Council agreed.

Councilman Bob Lindley-
1) Expressed appreciation to those who helped with 'Meet and Greet' the City Council candidates night.

Councilman Austin Wood-
1) Councilman Wood asked for an update regarding the Bridle Path development team's recommended installation of 20-inch waterline, 400 gallon per minute pump, and conveyance line to provide an additional source of water to the Upper Pressure Zone. The proposed Bridle Path Subdivision consists 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). Mayor Thomas G. Bailey reported since the September 20, 2023 City Council meeting, he and staff have met with the Bridle Path development team and legal counsel on multiple occasions. Mayor Bailey stated that the Bridle Path development team is aware they would be financially responsible for the proposed 20-inch waterline, 400 gallon per minute pump, and conveyance line for an additional source of water to the Upper Pressure Zone.

City Manager/Recorder's Report:
1) City Manager Wells called attention to City Planner Jay Nielson's pivotal role in the proposed revision of the General Plan.
2) Wellsville City's audit will begin on November 27, 2023. The audit report will be presented to the Council on December 20, 2023.
3) Wellsville City's is pursuing a low interest loan from the State for drilling the new culinary well (Tax Id. #10-039-0004), which will hopefully service those in the city living above 4,650-feet of elevation. The 2.5% low interest loans from the State take three to nine months to be approved. The test well will be financed with the city's capital funds.
4) The Bridle Path development team has submitted their final application and are now working on corrections from the city engineer and city planner. The proposed Bridle Path Subdivision consists 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).
5) City Manager Wells is still awaiting price estimates for the future lift station at the Pallets of Utah Subdivision, which consists of four lots total, located at approximately 4300 South 3000 West (Tax Id. #11-091-0010, #11-091-0011, #11-091-0012, #11-091-0013). He recommends the city participates in some of the sewer lift station costs using ARPA funds since Wellsville City will also benefit as the business

district and tax base grow.
6) Winter parking restrictions are now in effect throughout the city.

At 8:07 p.m., **Councilman Bob Lindley made a motion, seconded by Councilman Austin Wood, to adjourn the meeting.**

YEA 5	**NAY 0**
Kaylene Ames	
Bob Lindley	
Denise Lindsay	
Chad Poulsen	
Austin Wood	

Thomas G. Bailey
Mayor

Scott Wells
City Manager