

MINUTES of the regular **City Council** meeting of Wellsville City held **February 07, 2024**, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey, Councilwomen Kaylene Ames and Denise Lindsay; Councilmen Carl Leatham and Austin Wood. City Manager/Recorder 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 February 02, 2024. 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:	Miriam Armstrong	Tracy Bodrero	Jackson Bohme
	Kade Gochnour	Mandie Gochnour	Preston Hayes
	Creighton Hjorth	Preston Hodson	O. McCormick
	Mason McFarland	Braxton Nay	Megan Petersen
	Lee Poor	Bryce Cole Stahle	Dallas Stahle
	Brian Tarbert	Daniel Tarbert	Jeffrey Tarbert
	Stetson Wade	Luke Weaver	Brad White
	Linda Wursten		

Opening Ceremony: Wellsville Scout Troop Pack 21

The Council reviewed the amended agenda. Item 9, *'Brad White- Discuss option of septic tank at property located at approximately 450 North 150 East (Tax Id. #11-080-0053)'* was added. **Councilwoman Kaylene Ames made a motion, seconded by Councilwoman Denise Lindsay, to approve the agenda with the addition.**

YEA 4

Kaylene Ames
Carl Leatham
Denise Lindsay
Austin Wood

NAY 0

ABSENT 1

Bob Lindley

The Council reviewed the minutes of the January 17, 2024, regular City Council meeting. **Councilman Austin Wood made a motion, seconded by Councilman Carl Leatham, to approve the minutes of the January 17, 2024, regular City Council meeting.**

YEA 4

Kaylene Ames
Carl Leatham
Denise Lindsay
Austin Wood

NAY 0

ABSENT 1

Bob Lindley

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 Councilwoman Kaylene Ames, to approve the city's accounts payable bills for payment, represented by check number 29233 through 29350.**

YEA 4

Kaylene Ames
Carl Leatham
Denise Lindsay
Austin Wood

NAY 0

ABSENT 1

Bob Lindley

At 6:07 p.m., Mayor Thomas G. Bailey opened the meeting for citizen input. Miriam Armstrong informed the Council that world-renowned horse trainer Mark Langley has agreed to run a four-day horsemanship clinic at the Wellsville Rodeo Arena, June 14, 2024 through June 18, 2024. Ms. Armstrong requested to

raise awareness of the event by adding an announcement sheet to the city newsletter envelopes. Councilwoman Denise Lindsay noted that there is no additional postage charge for a second sheet of paper. The Council approved. Ms. Armstrong agreed to assist stuffing envelopes.

Tracy Bodrero asked if Wellsville City could be liable for any injuries at Mark Langley's four-day horsemanship clinic. Councilwoman Kaylene Ames replied that in most circumstances event coordinators are responsible to purchase a separate insurance policy. Wellsville City would then be a separate entity. Mr. Bodrero asked if Wellsville City requires signed documentation that an event coordinator understands they are responsible to obtain insurance. The Council was not familiar with such a requirement.

At 6:13 p.m., citizen input was closed.

Beginning at 6:14 p.m., the Council shall receive public input, then with a recommendation from the Planning Commission consider approval of **Resolution 2024-01**, an ordinance amending **Title 11 Subdivision Regulations, Chapter 3 Subdivision Application Procedure and Approval Process, Section 5 Final Subdivision Plat** of the Wellsville Municipal Code. City Manager/Recorder Scott Wells explained that **11-3-5-A-11: Final Subdivision Plat** currently reads,

- "11. Provide the following data with the final plat:*
c. Scale, north arrow and date of plat preparation. Plat to be drawn to an accurate scale not to exceed one inch equals fifty feet (1" – 50'), unless otherwise approved by the Planning Commission; If the drawings and survey are a reduction of the original, the scale must be changed or an accurate bar scale shall be included proximate to the north arrow."

The proposed change reads,

- "11. Provide the following data with the final plat:*
c. Scale, north arrow and date of plat preparation. Plat to be drawn to an accurate engineers scale as authorized by the City Engineer; If the drawings and survey are a reduction of the original, the scale must be changed or an accurate bar scale shall be included proximate to the north arrow."

City Manager/Recorder Wells explained that at the current scale, the Pallets of Utah Subdivision would require six sheets for the plat map alone. The amendment deems that plat map scales will no longer be dictated by a certain number. Each scale will be determined by the city engineer based on the scope of each individual project.

At 6:15 p.m., Mayor Thomas G. Bailey opened the public hearing and asked if there were any comments. There was no public input. At 6:16 p.m., **Councilman Carl Leatham made a motion, seconded by Councilman Austin Wood, to close the public hearing.**

YEA 4

Kaylene Ames
Carl Leatham
Denise Lindsay
Austin Wood

NAY 0

ABSENT 1

Bob Lindley

The Council had no further questions. **Councilman Austin Wood made a motion, seconded by Councilman Carl Leatham, along with a recommendation from the Planning Commission, to approve Resolution 2024-01, an ordinance amending Title 11 Subdivision Regulations, Chapter 3 Subdivision Application Procedure and Approval Process, Section 5 Final Subdivision Plat of the Wellsville Municipal Code.**

YEA 4

Kaylene Ames
Carl Leatham
Denise Lindsay
Austin Wood

NAY 0

ABSENT 1

Bob Lindley

Brad White met with the Council to discuss septic tank options at property located at approximately 450 North 150 East (Tax Id. #11-080-0053). Mr. White stated he intends to sell this lot and has been rudely awakened by the cost of utility infrastructure. He estimated the utilities would cost \$90,000 to \$100,000 for a parcel valued at \$150,000 to \$160,000. He mentioned cost-saving suggestions such as running utilities to the edge of the parcel (rather than the entire frontage) or using private service lines. City Manager/Recorder Scott Wells pointed out the lot is a unique property given that the Oregon Short Line Railroad (Tax Id. #11-080-0005) will not allow future growth to the north. He reported that City Engineer Chris Breinholt discouraged use of private lines within public rights-of-way. City Manager/Recorder Wells reported that Mr. White's lot is approximately 250 feet from the nearest city utilities at approximately 150 East 400 North. He mentioned Mr. White's home lot (Tax Id. #11-080-0018) is large enough to divide in the future. Mr. White stated he does not plan to sell the ingress and egress to his shed. He said the cost of utilities makes developing the open lot unfeasible. Councilwoman Kaylene Ames verified the nearest city waterline is at approximately 150 East 400 North. Councilman Austin Wood and City Manager/Recorder Wells discussed the maintenance complexities of sewer cleanouts along a private line. Councilman Carl Leatham asked what the code requires for manholes along city sewer lines. City Manager/Recorder Wells answered that manholes are required every 300 feet. Therefore, manholes would be required at the cross-section and end of Mr. White's sewer line. Councilman Leatham and City Manager/Recorder Wells mentioned grinder pumps and gravity fed sewers. City Manager/Recorder Wells reminded the Council that **8-3-2: 'Use of Public Sewers Required'** requires a property owner to hook onto city sewer when an existing mainline is within 300-feet. The Council agreed to review **8-3-2: 'Use of Public Sewers Required;'** consult City Engineer Breinholt and City Planner Jay Nielson; and continue the discussion at a further meeting. Mr. White asked to discuss each utility service at the future meeting. **Councilwoman Kaylene Ames made a motion, seconded by Councilman Austin Wood, to continue the discussion regarding Brad White's utility options at property located at approximately 450 North 150 East (Tax Id. #11-080-0053).**

YEA 4

Kaylene Ames
Carl Leatham
Denise Lindsay
Austin Wood

NAY 0

ABSENT 1

Bob Lindley

Next, the Council shall consider allowing the Wellsville Boy Scout Troop Pack 21 to use City Hall for weekly troop meetings. Troop Leader Lee Pour began by summarizing the character development and values-based leadership training the Boy Scout program teaches the youth. In the last year, Pack 21 has doubled in size (20 boys) and now requires a larger, affordable, space to meet in. Mr. Pour asked the Council to allow Pack 21 to use City Hall on Thursday evenings from 6:30 p.m. to 8:30 p.m. during the winter months. Mayor Thomas G. Bailey and Councilwoman Denise Lindsay explained that paying rentals will take precedence. Mr. Pour agreed to coordinate with city office staff and to relocate pack meetings when the room is reserved by paying parties. Councilman Austin Wood, Councilwoman Kaylene Ames, and Mayor Bailey thanked Mr. Pour and Pack 21 for their volunteerism during Founders' Day and throughout the community the remainder of the year. Councilman Carl Leatham clarified that the scouts will clean City Hall following their meetings. Mr. Pour affirmed that the scouts will "leave no trace." **Councilman Austin Wood made a motion, seconded by Councilwoman Kaylene Ames, to allow the**

Wellsville Boy Scout Troop Pack 21 to utilize City Hall at no expense when conducive with the rental schedule.

YEA 4

Kaylene Ames
Carl Leatham
Denise Lindsay
Austin Wood

NAY 0

ABSENT 1

Bob Lindley

City Manager/Recorder Scott Wells discussed the first quarter financial report for September 2023. He reported to the Mayor and Council that Wellsville City is in good financial standing. After discussion, **Councilman Austin Wood made a motion, seconded by Councilman Carl Leatham, to approve the first quarter financial report for September 2023.**

YEA 4

Kaylene Ames
Carl Leatham
Denise Lindsay
Austin Wood

NAY 0

ABSENT 1

Bob Lindley

City Manager/Recorder Scott Wells discussed the second quarter financial report for October 2023. He reported to the Mayor and Council that Wellsville City is in good financial standing. After discussion, **Councilwoman Kaylene Ames made a motion, seconded by Councilwoman Denise Lindsay, to approve the second quarter financial report for October 2023.**

YEA 4

Kaylene Ames
Carl Leatham
Denise Lindsay
Austin Wood

NAY 0

ABSENT 1

Bob Lindley

Department Reports:

Councilwoman Denise Lindsay-

1) No business or concerns at this time.

Councilman Carl Leatham-

1) Councilman Leatham reported that the **Emergency Preparedness Plan for the Wellsville City Fire District and Wellsville LDS Stake** needs to be uploaded to Wellsville City's webpage. He encouraged Wellsville City and the Wellsville LDS Stake to continue collaboration to further develop the emergency plan.

2) Carl Leatham addressed open space exemptions within **Town Center** and open space decisions for the Cooper Subdivision consisting of five lots total, located at approximately 600 South 200 West (Tax Id. #10-037-0010). He referred to **Implementation Guidelines, Land Use Plan, 5. Residential – Town Center** from the **General Plan** and **Code 11-5-4: Open Space: A**. City Manager/Recorder Scott Wells reminded the Council that a rezone request for increased density in the Cooper Subdivision was denied and the parcel remains zoned as **ROS-1**. Despite the higher density shown in the area in the **General Plan**, City Manager/Recorder Wells stated that one-acre density (**ROS-1**) requires open space. Councilman Leatham stressed that as he understands the code no open space is required within **Town Center** and that the **General Plan Map** shows **Town Center** extending from 300 West to 1000 South. Mayor Thomas G. Bailey stated that one-acre density requires open space. Councilwoman Kaylene Ames advised reviewing minutes for a thorough recall of decisions made regarding the Cooper Subdivision. Councilman Austin Wood seconded. Mayor Bailey emphasized that no amendment was made to the **General Plan** concerning this subdivision and that City Council has the authority to deny rezone requests. He added that the Council should review previous minutes and consult with City Planner Jay Nielson. City Manager/Recorder Wells will add the discussion to the subsequent agenda.

Councilwoman Kaylene Ames-

- 1) Lynne Allen will soon begin her design and construction of this year's city float.
- 2) Requests for Founders' Day have begun.

Councilman Austin Wood-

- 1) The Council discussed the future parking lot to be located north of the City Office (Tax Id. #10-022-0002). Councilman Carl Leatham pointed out that the parking lot was required by code when the City Office was first constructed. City Manager/Recorder Scott Wells noted that a bid is underway to replace the sewer lines prior to paving the parking lot. Tony Johnson, of Heritage Preservation Inc, is considering remodeling the building located directly east of the City Office (Tax Id. #10-022-0007) as an office/studio apartment.
- 2) The proposed Sam Patch Grocery and Sundries, located at approximately 825 East Main (Tax Id. #11-112-0001), will soon meet with the Planning Commission for a **Design Review Permit**. The developer has agreed to donate property if Wellsville City will square the intersection at 900 East and Hwy 101 to provide a safer access. Funding for the project is under consideration.

City Manager/Recorder's Report:

- 1) The Council discussed funding to spray city trees to prevent tree blight.

At 7:17 p.m., **Councilman Carl Leatham made a motion, seconded by Councilwoman Denise Lindsay, to adjourn the meeting.**

YEA 4

Kaylene Ames
Carl Leatham
Denise Lindsay
Austin Wood

NAY 0

ABSENT 1

Bob Lindley



Thomas G. Bailey
Mayor



Scott E. Wells
City Manager/Recorder