

MINUTES of the regular **City Council** meeting of Wellsville City held **Wednesday, February 05, 2025**, 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, Bob Lindley and Austin Wood. Also present were City Engineer Chris Breinholt and City Manager/Recorder Scott E. Wells. A copy of the Notice and Agenda was mailed to the Mayor and Council members and emailed and faxed to the Herald Journal on January 31, 2025. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present:	Keven Bankhead	Stacey Bankhead	Jeff Bailey
	Tracy Bodrero	Margaret Bosworth	Fred Brasfield
	Emily Coltrin	David Cook	Carolyn Cooper
	Jack Draxler	Earl G. Glenn	Nolan Gunnell
	Christopher Lauritzen	Elena Lauritzen	Kristen Lauritzen
	Karma Leatham	Justin Maughan	John Morrey
	Lynne Morrey	Karen Nielson	Tony Nielson
	Rosie Nyman	Megan Petersen	Dalin Price
	Jeremy Price	Nate Reeve	Scott Tew
	Mark Thompson	Linda Wursten	

Opening Ceremony: Councilman Carl Leatham

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

<u>YEA 5</u>	<u>NAY 0</u>	<u>ABSTAIN 0</u>	<u>ABSENT 0</u>
Kaylene Ames			
Carl Leatham			
Bob Lindley			
Denise Lindsay			
Austin Wood			

The Council reviewed the minutes of the January 15, 2024, regular City Council meeting. **Councilwoman Kaylene Ames made a motion, seconded by Councilman Bob Lindley, to approve the minutes of the January 15, 2024, regular City Council meeting.**

<u>YEA 5</u>	<u>NAY 0</u>	<u>ABSTAIN 0</u>	<u>ABSENT 0</u>
Kaylene Ames			
Carl Leatham			
Bob Lindley			
Denise Lindsay			
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. Payment was made to L.N. Curtis & Sons for the repair of hydraulic rescue tools, which will be reimbursed by the City's insurance. Circle B Irrigation, LLC was paid for the replacement of a sewer influent pump. Payment Approval Report is dated 02/05/2025. After review and discussion, **Councilman Bob Lindley made a motion, seconded by Councilwoman Kaylene Ames, to approve the city's accounts payable bills for payment, represented by check number 30468 through 30514.**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames

Carl Leatham

Bob Lindley

Denise Lindsay

Austin Wood

At 6:06 p.m., Mayor Thomas G. Bailey opened the meeting for citizen input. There was no citizen input. At 6:07 p.m., citizen input was closed.

Nate Reeve, principle engineer and owner of Reeve & Associates, Inc met with the City Council to discuss changing Wellsville City **Design Standards and Specifications** to include two different sewer systems in the **Residential Critical Area (RCA)**. Mr. Reeve began by explaining that high-pressure, gravity sewer systems, often use large pipes that are installed in deep trenches and must follow a constant downslope. He outlined the potential for a low-pressure system, consisting of a 4-inch lateral and 8-inch conveyance pipe. In contrast to gravity systems, which require a larger conveyance pipe size and digging to ensure gravity flow, the low-pressure system can follow the topography of the land, maintaining a depth of 5-6 feet below ground elevation. Low-pressure sewer systems are often used when a gravity sewer system cannot be installed, or is too expensive to do so. These small trenches can equal huge savings in installation costs. Mr. Reeve introduced the E/One Sewer system which is a low-pressure, gravity-independent, contour-following sewage collection system pioneered by Environment One. E/One Sewer systems have proven to be an economical and effective method of sewerage otherwise difficult land areas, such as flat, wet, rocky and hilly terrain. The E/One Sewer system is a pressure sewer system that uses E/One grinder pumps. Notably, this system does not require a holding tank, instead using an E/One grinder pump appliance, installed at each property in the system, which accepts gravity-fed wastewater from each home. After being ground and pressurized, the wastewater slurry enters a sealed small-diameter pipe network installed just below the ground's surface or frost line. While this system does require minimum maintenance, including manholes every 400 feet and flushing stations every 1,500 to 2,500 feet, the pumps are designed to grind and pump waste, scouring the pipes clean and minimizing maintenance needs. Additionally, this system does not require vacuum trucks for maintenance, as the pumps are designed to clean the pipes themselves. Ultimately the pipe network may feed into a larger collection system, either an existing gravity system or pressure main, or even directly into a community drain field, septic system, or wastewater treatment plant. These sewer systems are used in communities worldwide. Mr. Reeve shared his experience with developments that have installed the E/One system, which have proven to be functional for 22 years without requiring any pump replacements, for which the homeowner is responsible. He believes this system offers a great alternative to traditional gravity systems. Finally, the system meets the same **Source Protection Area Standards** with higher-quality pipe materials, ensuring the protection of Wellsville City's Leatham Springs.

Councilman Carl Leatham inquired about the system's functionality during an extended power outage, asking if the system would become plugged. Mr. Reeve explained that the pump chamber has a reserve area of approximately 60 gallons, which allows for a buffer between pump activations, preventing the pump from firing every time a toilet is flushed or a small amount of water is used. Mr. Reeve further noted that it would be ideal for all homes in the **RCA zone** to equip the pump with a backup generator connection, ensuring the pump remains operational during a power outage. However, if a backup generator is not present, it is essential for residents to limit their water usage during an outage to prevent potential issues.

City Manager/Recorder Scott Wells described the proposed development plan, which involves boring underneath Highway 89/91. Mr. Reeve confirmed that the low-pressure system would extend through the bore, and once on the east side of the highway, outside the **Source Protection Area**, the energy would be dissipated into a community septic tank and community drain field. Mr. Reeve stressed the importance of avoiding long-term storage of solids within the **Source Protection Area**. Councilman Bob Lindley inquired about how pressure is maintained throughout the mainline. Mr. Reeve explained that towards the end of the line, there is typically a hydrologic area where the wastewater can gravity-feed out of the system. He noted that there are no check valves or vapor locks to hold pressure in the line, allowing it to release naturally towards the end. Mr. Reeve added that low-pressure systems typically operate at around

20-30 psi, significantly lower than the pressure found in regional lift stations. City Manager/Recorder Scott Wells asked whether check valves would be installed inside homes to prevent sewage backup. Mr. Reeve confirmed that each packaged pump unit includes check valves to prevent sewer backup, ensuring that wastewater reaches its intended destination even if a pump malfunctions. Councilman Lindley further asked what happens to the remaining effluent in the line after the pump finishes firing. Mr. Reeve replied that if the effluent comes to a stop in a topographic low point, it will remain there until the pumps fire again.

City Engineer Chris Breinholt shared his experience with the E/One system, having worked with it regularly in another community. While he stated that it is not his preferred option, he acknowledged that the tradeoffs are worthwhile in this situation. Mr. Breinholt cautioned that the system is not foolproof and can be susceptible to plugging, requiring cleaning ports and occasional maintenance to clear blockages. Nevertheless, he confirmed that the E/One system is a well-known and effective solution. Mayor Thomas G. Bailey asked City Engineer Breinholt if the E/One low-pressure system meets **Wellsville City Code**. City Engineer Breinholt replied that the system is not currently included in the **Public Works Standards**, necessitating Council approval to add it to the **Standards** or approve it as a solution for this specific project. With Council approval, the system would comply with all city codes.

Mr. Reeve highlighted the proposed system's minimal impact on properties, homes, and city roadways. He noted that the pipeline would be installed at a maximum depth of 5 feet, significantly reducing the disruption caused by traditional utility trenches, which can be as deep as 14 feet. Mr. Reeve and City Engineer Breinholt concurred that these systems are used nationwide. Mayor Bailey clarified that homeowners would be responsible for maintaining the pumps, which Mr. Reeve confirmed, stating that the pumps are located on homeowners' property and are owned and maintained by them. In contrast, the conveyance system in public or private roadways could be maintained by an HOA hiring a private company or by Wellsville City. City Engineer Breinholt stressed that the city would ultimately be responsible for the entire sewer system, except for the pumps. He noted that a political body needs to be accountable in case issues arise, and the city would assume responsibility if the HOA fails to maintain the system. City Engineer Breinholt reiterated his preference for a 20-foot-deep gravity sewer system, but recognized that it is not feasible in this scenario. While Wellsville City would be taking on responsibility for a unique sewer system, he acknowledged that it is a reasonable tradeoff for the city and the county's citizens.

Councilman Austin Wood inquired about the maximum number of homes whose effluent can be combined into one holding tank and leach ponds, as permitted by the Bear River Health Department. Mr. Reeve responded that they anticipate a *maximum of 29 units*. He explained that if the daily wastewater output exceeds 5,000 gallons, the jurisdiction would shift from the Bear River Health Department to the State, requiring additional regulations and oversight. Mr. Reeve noted that his company has extensive experience with on-site drainage systems, having designed systems for hundreds to thousands of units. For the proposed 29 units, he anticipated a 20,000-gallon septic tank and associated drain field. City Manager/Recorder Wells added that city staff has been in discussion with Robert Beers, the State's environmental scientist responsible for overseeing such septic systems. Mr. Beers has expressed confidence in the E/One system. Mr. Reeve shared that his company frequently collaborates with Mr. Beers. Mr. Reeve acknowledged that Wellsville City Code has stringent standards for maximizing depth, but emphasized that a gravity system would require pipelines to follow the grade, potentially scarring areas that the city would prefer to preserve. Instead, he recommended keeping the low-pressure conveyance system under the roadway, where it would be protected and easily accessible for maintenance, both now and in the future.

Mayor Bailey inquired about the alternative low-pressure sewer system. Mr. Reeve replied that the Prelos system (Pressurised Liquid Only Sewer) had been eliminated as an option due to its use of on-lot septic tanks which then deliver sewage to the pump system. On-lot septic tanks are *not* permitted within the **Source Protection Area**. City Engineer Breinholt emphasized that the **Source Protection** code explicitly prohibits holding tanks within the zone. City Manager/Recorder Wells repeated that in discussion with Robert Beers, the State's environmental scientist, he expressed confidence in the E/One system. Councilwoman Kaylene Ames expressed strong support for protecting the **Source Protection Area**. City Manager/Recorder Wells stated that any changes to the city's **Design Standards and Specifications** would need to be made through a resolution. He suggested that the city planner draft a resolution updating the

Design Standards and Specifications to allow for the E/One system. City Engineer Breinholt and City Manager/Recorder Wells asked the Council whether they were in favor of changing the **Standards** to allow for the E/One system across the board or only in specific instances under certain circumstances. Councilman Carl Leatham and Councilwoman Denise Lindsay responded that they would only support the change in very limited, specific situations, as they aim to avoid septic tanks wherever possible. **Councilman Bob Lindley made a motion, seconded by Councilman Carl Leatham, to continue discussion on amending Wellsville City Design Standards and Specifications to incorporate a new sewer system within the Residential Critical Area (RCA), with the goal of reviewing the proposed change in resolution format.**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay
Austin Wood

Jeremy Price met with the City Council to discuss options for building a shed in the **Upper Pressure Zone**, with the understanding and agreement that he would not connect to water and sewer services until the **Proclamation on Scarcity of Water** restrictions are lifted in the area. Mr. Price expressed his long-standing desire to build a shop in his backyard, and stated that he has already obtained plans for the project. He intends to use water in the shop for his business kitchen once the **Proclamation on Scarcity of Water** restrictions are lifted. In order to move forward with construction, Mr. Price signed a **Construction Agreement during Moratorium**, which specifically allows him to begin building at 6621 South Highway 89, Wellsville, Utah. However, the agreement also includes the restriction that the structure cannot be connected to water or sewer services until permitted by the Wellsville City Council. By signing the agreement, Mr. Price and by extension his construction company acknowledged that they would not connect the structure to water services until the **Proclamation** is lifted. Mr. Price stated that while he would not connect to water at present, he would prepare the concrete to accommodate future hookups.

City Manager/Recorder Scott Wells stated that he and Mr. Price had previously discussed the sewer system, noting that Mr. Price's home is currently on a septic tank. Mr. Price also wishes to install a septic tank for the proposed shed. However, it is ultimately the City Council's decision whether to allow another septic tank. Councilman Austin Wood inquired about the distance between Mr. Price's property and the city's sewer system. According to measurements on the Cache County parcel view, the distance is estimated to be 215-220 feet. Councilman Bob Lindley pointed out that State Code requires properties within 300 feet of a municipal sewer system to connect to it, and that Wellsville City code has the same requirement. Councilman Carl Leatham asked if Mr. Price's property had been granted an exception when the city sewer was constructed in the Ranches Subdivision. City Manager/Recorder Wells replied that he was unaware of any such exception, which would have been granted before his tenure. City Engineer Chris Breinholt stressed that a new septic tank should *not* be allowed in the new well's recharge zone (Well #4). Well #4, located near 900 South 200 West, was drilled to a depth of 800 feet and is currently undergoing flow testing at 1200 gallons per minute. Mayor Bailey asked if there were other neighbors using septic tanks. City Engineer Breinholt recalled only one septic tank within the new well's recharge zone, which he believed belonged to Mr. Price. He noted that the steep slope of the land would facilitate connecting Mr. Price's home and future shop to the Ranches sewer mainline.

Councilwoman Denise Lindsay declared to Mr. Price that, in order to build a shop with water and sewer services, he would need to connect the shop to the city sewer system. Mayor Bailey and Councilman Carl Leatham specified that his existing home must also be connected. Mayor Bailey asked Mr. Price if he was willing to install a private sewer line to his house and shop. Mr. Price expressed his desire to begin construction and avoid having to tear up the concrete later to install the water and sewer systems. Councilwoman Kaylene Ames inquired about the expected timeframe for lifting the **Proclamation**. City Engineer Breinholt reported that he is currently designing the pump house and pump line for Well #4. He estimated that the pump house construction would commence this summer. Councilmen Leatham and Wood stated that they were comfortable allowing Mr. Price to build the shed now and connect the house

and shop to the city sewer system after the **Proclamation** is lifted. However, Councilman Lindley and Councilwoman Ames expressed concerns about setting a precedent. **Councilman Carl Leatham made a motion, seconded by Councilman Bob Lindley, to review the Proclamation on Scarcity of Water and continue the discussion regarding Jeremy Price's options for building a shed in the Upper Pressure Zone, with the understanding and agreement that he would not connect to water and sewer services until the Proclamation on Scarcity of Water restrictions are lifted in the area.**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay
Austin Wood

Emily Coltrin, Hyrum City Library Director, met with the Wellsville City Council to continue a discussion from January 15, 2025, regarding a proposed price increase for Wellsville citizens using the Hyrum Library. The library serves Hyrum, Nibley, and Wellsville through a user fee agreement established in 1996, allowing Wellsville residents to obtain a library card with no restrictions. For the 2024/2025 fiscal year, both Nibley and Wellsville cities were billed \$44 per active library card. Wellsville City had 458 active library cards, totaling \$20,152. In contrast, Hyrum City's cost per active card for its 1,816 residents was \$199. To address this disparity, Hyrum City has proposed two possibilities. First a *Non-Resident Increase*, Hyrum residents would maintain their \$199 fee, while non-resident patrons, including those from Wellsville, would see their library card fee increase to \$75 per active user. Alternatively, Hyrum City could charge fee *Based on Household* of \$30 per sewer hookup annually, with a \$0.50 increase per year indefinitely. Wellsville City's total cost under this proposal would be \$35,100, nearly doubling the current contract. This would require every household to pay the fee, regardless of library usage.

Councilwoman Denise Lindsay questioned whether it was fair for Wellsville City to pay \$35,100 for every resident when only 458 households, or 42% of Wellsville city residents, use the library. Ms. Coltrin responded that 42% is an exceptionally high usage rate, as most communities average 25-35%. She pointed out that multiple cards per household are not allowed, so the active library cards truly represent 458 Wellsville households utilizing the Hyrum Library. After previously discussing the issue with City Manager/Recorder Scott Wells, Ms. Coltrin deliberated with Hyrum City Mayor Stephanie Miller to lower the proposed fee. The revised proposal would set the fee at \$25 per household for the first year, with a \$1 per household increase annually for five years, followed by a \$0.50 annual increase thereafter. This would total \$28,500, an \$8,348 increase from the current contract. Mayor Bailey noted that the proposed increase would be a small expense compared to the cost of establishing a library and hiring employees in Wellsville City.

The Council explored alternative solutions, including continuing to pay \$44 per active card and allowing residents to pay the remaining Non-Resident Fee. However, Ms. Coltrin expressed concerns that few families would be willing to pay the additional fee, resulting in turned-away patrons. City Manager/Recorder Wells suggested another proposal, where Wellsville City would continue to pay \$20,000, with Wellsville City paying to cover the increased fee per active card. However, Ms. Coltrin stated that this proposal would create additional administrative burdens and difficulties in record-keeping for the Hyrum Library staff. Ms. Coltrin suggested that Wellsville City encourage increased participation in the library to maximize the value of its investment. Councilman Austin Wood inquired about the current payment process, asking how Wellsville City pays the \$20,000 to the Hyrum Library. City Manager/Recorder Wells replied that the payment comes from the **General Fund**. The Council had previously proposed another alternative, hypothesizing that Wellsville City could opt out of the contract and pay \$75 per household for the 458 active cards. Councilman Austin Wood pointed out that paying \$25 per household, totaling \$28,500, would be more affordable for the city than paying \$75 for 458 active non-resident cards, which would total \$34,350.

Ms. Coltrin stated that the Cache County library system could not accommodate 458 new cardholders. She also mentioned that nearby libraries also charge Non-Resident Fees, such as Mendon Library's \$40 annual

fee and Logan Library's \$163 annual fee. Councilman Wood stated that recognizing the distinction between 458 active households, as opposed to individual users, inactive, and restricted cards, had changed his perspective, leading him to favor paying per resident. Councilman Bob Lindley concurred with Councilman Wood's revised stance. Mayor Bailey suggested a one-year trial at \$25 per household for the Hyrum Library, which would total \$28,500. City Manager/Recorder Wells confirmed that the additional \$8,348 required for this increase can be absorbed into the **General Fund** for the upcoming fiscal year. He preferred this gradual approach over a sudden near-doubling of costs to \$35,100. Councilwoman Lindsay verified that Wellsville City wouldn't be locked into a contract, allowing for a trial year. Ms. Coltrin assured that a 30-day notice to the Hyrum City Council would be sufficient to exit the agreement. **Councilman Austin Wood made a motion, seconded by Councilman Bob Lindley, to proceed with the \$25 per sewer hookup from the General Fund, signing an interlocal agreement with Hyrum based on the \$28,500 initial payment, with a \$1 increase annually for five years, until it reaches \$30 per sewer hookup.**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay
Austin Wood

Tony and Karen Nielson met with the City Council to discuss the possibility of allowing City Water and City Sewer to supply utilities to 21 lots outside the Wellsville City limits (Tax Id. #10-045-0017 & #10-055-0001). Mr. Nielson introduced himself and shared his personal connection to the area, having grown up in Providence. He acknowledged the rapid growth and changes in the region, expressing a sense of nostalgia for the past. Mr. Nielson recognized that growth is inevitable, citing the examples of Logan City and Nibley, where new townhome developments are proliferating. He noted that these projects are driven by demand, as they provide housing options for buyers. Mr. Nielson emphasized the need for Wellsville City to find a better way to manage growth, rather than simply closing doors to new development. Mr. Nielson explained that they had initially applied with Cache County for 20 wells to support their proposed subdivision. However, after neighbor protests based on concerns about limited water availability, they reconsidered and attempted to annex into Wellsville City to utilize the city's water service. The annexation petition was denied based on the city attorney's findings that the area is not contiguous to the municipality and would create a peninsula. Mr. Nielson has been exploring alternative options, including connecting to city sewer and water while remaining in the county. He noted that his property falls within the planned growth of the **Residential Open Space Zone** of Wellsville City's **General Plan**. Mr. Nielson has previously engaged in discussions with city officials about constructing a water tank on the hill and sharing his well, which is considered one of the best in the south end of the valley. The county has already approved Mr. Nielson's plan for 20 lots, 20 wells, and 20 septic tanks. However, before finalizing the project, he is seeking an option to connect to city utilities, not only for his current development but also for future generations in Wellsville City. Mr. Nielson hopes by working together that he and City Council can find solutions that align with the most beneficial approach for the city's growth.

Councilwoman Denise Lindsay inquired about the closest sewer and water connections for the proposed subdivision, seeking to understand the logistics of attaching to the city's utilities. Based on the Cache County parcel viewer, City Manager/Recorder Scott Wells estimated that the connections are approximately 1300 feet away, located along the 1600 South roadway. Councilwoman Lindsay noted that the city often struggles to get developers to extend water and sewer lines over much shorter distances, making Mr. Nielson's willingness to run lines 1300 feet particularly noteworthy. Councilman Austin Wood mentioned that there are several homes on 6800 South, within Cache County limits, which already utilize city water and sewer services. Mayor Thomas G. Bailey recalled that the property's history involved a deal made long ago, when Thomas Lindley owned the property, to connect to city water and sewer in exchange for Mr. Lindley's rights to Leatham Springs. City Manager/Recorder Scott Wells explained that Wellsville City had considered purchasing Mr. Nielson's well but ultimately decided to drill the new Well #4, located near 900 South 200 West. Councilman Wood asked about the city attorney's legal findings regarding the proposal for the Nielsons to purchase water and sewer utilities outside city limits. City Manager/Recorder Wells

explained that Wellsville City Code stipulates that properties outside city limits must pay double the rate for water and sewer. State Code permits the sale of utilities outside city limits. City Manager/Recorder Wells stated that Wellsville City needs to grow, and utilities are typically the primary driving factor for properties to annex into the city. He worried incentive would be lost to annex the property once neighboring properties are annexed and the property is no longer a peninsula. Wells noted that he needs to consult with the city attorney to explore the possibility of a signed agreement ensuring annexation, although such contracts are typically limited to 10 years.

Councilman Carl Leatham concurred with Mr. Nielson that Wellsville City needs to grow in a smart and sustainable manner. He estimated that approximately 70 Wellsville City kids graduate from high school every fall, and wondered how many of those kids will have the opportunity to live in Wellsville. Councilman Leatham noted that some of those kids might have to wait 50 years for a house in Wellsville to become available. He emphasized the need for continued growth, including a mix of lot sizes and multifamily housing. He acknowledged that while the city has made efforts to grow from the center out, the center is nearly tapped out. Councilman Leatham stressed the importance of looking ahead to the future, 50 years and beyond, and ensuring that incentives are in place to encourage annexation into the city. He pointed out that the Nielson's development plan has proposed street sizes that conform to Wellsville City standards. He asked if the Nielsons would consider granting the city the first right of refusal to purchase their well and build a water tank in the future. Mr. Nielson expressed openness to discussing this possibility. Councilman Leatham acknowledged the neighbors' concerns about growth, but emphasized that the Nielson's proposal is worth considering since they already have county approval for wells and septic tanks, which could jeopardize the aquifer which is the neighbors' water source.

Councilwoman Lindsay expressed her preference for city utilities over 20 new wells and septic tanks, citing concerns about the environmental impact. Mr. Nielson noted the additional future challenge of asking residents to switch to city water after investing in drilling and well infrastructure. Mayor Bailey clarified that the Nielson's water and sewer bills would be doubled outside city limits, as per the city's policy. Mr. Nielson confirmed that he understood this requirement and that potential buyers must understand it as well. The cost would be \$120 per month for water and \$60 for sewer at current rates. Ms. Nielson asked if there was room for negotiation on the double rates for water and sewer services, noting that they plan to build a home in the development as well. However, the Mayor and Council gave a firm no, citing the need for consistency in applying city policies and rates. Councilwoman Lindsay suggested that reducing the double rate could incentivize the Nielsons to annex into the city in the future. Mayor Bailey pointed out that to annex, the subdivision must be built to city standards with 99-foot right-of-ways. Mr. Nielson assured that they intend to build to city standards.

Councilman Wood questioned the financial sense of the proposal for the Nielsons, given the high infrastructure costs of extending city utilities 1300 feet. Councilwoman Kaylene Ames seconded. Mr. Nielson explained that he wants to keep his well private and avoid giving up water rights for 20 wells. Ms. Nielson stated that Councilman Wood is correct in his assessment that, from a financial perspective, extending city utilities to the development doesn't make sense for investors. However, she explained that they plan to live in the subdivision themselves and want to ensure the best quality of life for everyone involved. They are willing to pay extra to have city water at their home and continue using their well to farm the basin and raise cattle. Mayor Bailey asked if a lift station would be required for the subdivision, and City Manager/Recorder Wells replied that this would need to be examined further. The discussion also touched on the requirement for developers to bring 3 acre-feet of water per buildable acre. City Manager/Recorder Wells explained that, according to State code, this requirement is determined by the city's 40-year plan, which assesses the city's future water needs. The 40-year plan study is nearly completed, and initial indications suggest that Wellsville City has enough water for buildout. The Mayor and Council agreed to pressure for completion of the 40-year plan and evaluate its findings.

Councilman Bob Lindley acknowledged that nobody likes growth, recalling his own concerns about development in the area 40 years ago. However, he expressed a stronger dislike for the idea of 20 new wells and 20 septic tanks above the aquifer of new Well #4. He appreciates the Nielson's proposal to run city utilities to the subdivision, citing the environmental benefits. Councilwoman Lindsay inquired about the lot sizes in the proposed subdivision, and Mr. Nielson replied that the smallest lot would be 1 acre,

while the largest would be 2 acres. Councilwoman Lindsay expressed surprise that the Nielsons were approved for 1-acre lots, given the county's zoning regulations. Mr. Nielson explained that the zoning allows for 10-acre density, but they are clustering homes with over 200 acres of open space, which the council praised for preserving open space.

Councilman Wood and Councilwoman Ames agreed that they do not understand the public clamor against the subdivision when the Nielsons could legally and lawfully build wells and septic tanks. The Nielsons shared that they have a meeting with Cache County on March 6, 2025, to finalize the subdivision's wells and septic tanks, and they hope the city can provide answers before then. Despite the meeting not being a public hearing, Mayor Bailey asked if a neighbor present would express their thoughts on the proposal. Neighbor Kristen Lauritzen agreed that they would rather see city utilities run because the existing neighbors would have to drill deeper wells if 20 new wells were drilled. She noted that they have been impacted by water issues for several years. Ms. Lauritzen added that the neighbors' concerns are not strictly limited to water and brought up concerns about the proposed development's location in the elk corridor. Neighbor Mark Thompson cautioned the council against setting a precedent by extending city utilities outside the city limits. He warned that this could create problems for the city in the future, particularly if other developers in Cache County request similar accommodations in areas where neighboring cities, such as Hyrum, would also like to annex property. This could lead to conflicts and complications for Wellsville City, as neighboring cities may have their own plans for annexation and development in those areas. Resident Clair Cooper expressed concerns about the potential consequences of extending city utilities outside the city limits. He warned that if Wellsville City starts creating "islands" of utilities, they risk overextending themselves and creating unnecessary complications. Mr. Cooper advocated for adhering to the existing city code, which requires any developments within 300 feet of the city utilities to connect to services.

Mayor Bailey agreed that the city needs to be cautious when extending services outside the city limits. He reiterated that the city's capacity to incentivize annexation is directly linked to its control over water and sewer services. Councilman Lindley recommended that the city consider requests for utilities outside the city limits on a case-by-case basis. He recalled that the last request for services outside the city limits was denied because the developer wanted water utilities but was not willing to extend sewer utilities, build roads to city standards, or annex into the city. The council agreed to table the decision on the Nielson's proposal until the 40-year study is completed, which will provide guidance on the city's water needs and sustainable growth. In the meantime, City staff will determine what commitments or agreements the parties will need to ensure a mutually beneficial arrangement. **Councilman Austin Wood made a motion, seconded by Councilwoman Kaylene Ames, to continue the discussion regarding the possibility of allowing City Water and City Sewer to supply utilities to 21 lots outside the Wellsville City limits (Tax Id. #10-045-0017 & #10-055-0001).**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay
Austin Wood

Next, City Manager/Recorder Scott Wells discussed the first quarter financial report for August 2024. He detailed revenue accounts and expenditures in the **General Fund**. After review, **Councilwoman Denise Lindsay made a motion, seconded by Councilman Bob Lindley, to approve the first quarter financial report for August 2024.**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay
Austin Wood

Department Reports:

Councilwoman Denise Lindsay-

1) Councilwoman Denise Lindsay discussed the city's monthly newsletter, highlighting a notable addition. She explained that the newsletter included a back-note message from the City Council, where she took the opportunity to share insightful thoughts on how to build a community. Councilwoman Lindsay invited fellow Councilmembers to contribute their own messages or thoughts to future newsletters, aiming to increase communication with citizens.

Councilman Carl Leatham-

1) Councilman Carl Leatham reported receiving a phone call from a resident who expressed concerns about the increasing amount of junk on city streets, homes, and businesses in Wellsville City. Mayor Bailey stated that the city has a parttime compliance officer who can issue letters to non-compliant properties, referencing specific code violations, in an effort to bring them into compliance. City Manager/Recorder Scott Wells explained that the compliance officer works with property owners to resolve issues before escalating to the prosecutor's office, with the goal of resolving issues amicably whenever possible. City Manager/Recorder Wells noted that staff struggles to keep up with the noncompliance workload, and hiring a full-time compliance officer might be necessary to effectively address the growing number of compliance issues. Councilman Leatham suggested rejecting to renew business licenses for non-compliant business properties, which City Manager/Recorder Wells agreed with, as a way to bring businesses into compliance. The council emphasized that businesses should be held to a higher standard. City Manager/Recorder Wells provided particulars of the staff's proactive efforts to address compliance issues. Councilman Leatham noted that when compliance issues are addressed, property owners often respond by pointing fingers. City Manager/Recorder Wells stated that he has discussed the issue of finger-pointing with the prosecutor who declares that the city can legally pursue compliance with one property owner at a time, rather than getting bogged down in disputes of who must comply first.

Mayor Thomas G. Bailey-

1) Mayor Thomas G. Bailey stated that the city council's dedication to navigating complex issues and prioritizing the well-being of Wellsville City's residents is commendable.

Councilwoman Kaylene Ames-

1) Councilwoman Kaylene Ames expressed gratitude for the opportunity to hear from citizens and thanked Mayor Bailey for facilitating an open discussion during the meeting. She appreciated the viewpoints shared by the neighbors regarding the proposal to extend city water and sewer utilities to 21 lots outside the city limits.

Councilman Bob Lindley-

1) Bob highlighted the challenging nature of the city council's decision-making process, noting that everyone's opinions differ, and it's the council's duty to consider these varying perspectives to determine what's in the best interest of Wellsville City. This involves setting aside personal opinions to prioritize the community's needs. Mayor Bailey echoed this sentiment, emphasizing the importance of thinking not just about the present but also about what will be best for the community 20 years down the line.

Councilman Austin Wood-

1) No business or concerns at this time.

Resident Rosie Nyman questioned why she is paying monthly for a city sewer hookup when her home is on a septic tank. Mayor Bailey encouraged Ms. Nyman to visit the city office to rectify the issue. The conversation then shifted to the Hyrum City Library's price increase, which affects all citizens, despite only 458 utilizing the service. Mayor Bailey emphasized the importance of knowledge and the city's responsibility to provide its citizens with access to it. Ms. Nyman, an avid library user, expressed her support for the library and appreciated the city's efforts. The discussion also touched on the costly renovations of the tabernacle, with Councilwoman Ames highlighting the hefty price tag of \$75,000 just to get a crane on site to repair the tower.

City Manager/Recorder Report:

- 1) The city will distribute over 30 door hangers to residents, asking them to trim trees that extend past the curb. This maintenance is necessary to prevent damage to city snowplows. Residents have the opportunity to use their own expertise to trim the trees within a 30-day period. If the trees remain untrimmed, Wellsville City will take care of the trimming.
- 2) City Manager/Recorder Scott Wells invited the City Council to attend the February 12th Planning Commission meeting, where the update to the city's **General Plan** will be discussed. Councilwoman Kaylene Ames and Councilman Carl Leatham will serve as spokespersons at the meeting. The **General Plan** update is a function of the Planning Commission, and there will be multiple public meetings, workshops, and opportunities for input and direction.
- 3) The Council discussed the need for a city-wide cleanup in the spring and fall to keep the city well-manicured. Councilwoman Kaylene Ames expressed her frustration and disappointment with the significant amount of trash accumulating around town. Councilman Leatham recommended coordinating a cleanup event with the Church of Jesus Christ of Latter-day Saints in early April, rather than waiting until May.
- 4) The Council is exploring the possibility of providing city-funded bulk greenwaste collection again this year, now that the Logan City Landfill has started charging \$10 per load for car or regular truck loads as of January 1, 2025. This change is significant, as Logan Landfill's greenwaste disposal was previously free. To inform their decision, City Manager/Recorder Wells will obtain pricing information from Waste Management (WM) and then conduct a citizen survey to gauge interest.

At 8:27 p.m., Councilman Bob Lindley made a motion, seconded by Councilman Carl Leatham, to adjourn the meeting.

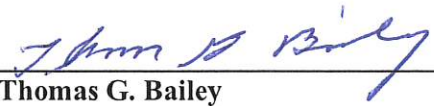
YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay
Austin Wood



Thomas G. Bailey
Mayor



Scott E. Wells
City Manager/Recorder