

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, February 17, 2021, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey, Councilwoman Kaylene Ames, and Denise Lindsay, Councilmen Chad Poulsen, and Austin Wood. City Treasurer Leesa Cooper and City Planner Jay Nielson were also present. A copy of the Notice and Agenda was mailed to the Mayor and Council members and emailed and faxed to the Herald Journal on February 9, 2021. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present: Jennifer Leishman Paul Freed Debra McBride
Katelyn Hardy

Opening Ceremony: Kaylene Ames

City Councilman Bob Lindley and City Manager Scott Wells were excused from this meeting.

The Council reviewed the agenda. Mayor Thomas G. Bailey stated that item #6 needed to be cancelled. Denise Lindsay made a motion, seconded by Chad Poulsen, to approve the agenda with the change.

<u>YEA 4</u>	<u>NAY 0</u>
Kaylene Ames	
Denise Lindsay	
Chad Poulsen	
Austin Wood	

The Council reviewed the minutes of the February 3, 2021 regular City Council meeting. There was a word change on line 121. Austin Wood made a motion, seconded by Chad Poulsen, to approve the minutes of the February 3, 2021 regular City Council meeting as with the change.

<u>YEA 4</u>	<u>NAY 0</u>
Kaylene Ames	
Denise Lindsay	
Chad Poulsen	
Austin Wood	

There was no one in attendance for citizen input.

Beginning at 6:10 p.m., the City Council shall receive public input, then along with the recommendation from the Planning Commission, consider a request from Paul Freed to amend the General Plan and change the zoning from RAC-5 to ROS-1 Residential at property located at 1100 South 200 East (Tax ID #10-043-0007). Paul Freed stated that he has run into a small problem. Mr. Freed stated that he has designed a road from the east property line to the west property line. Mr. Freed stated that the property has been annexed into Wellsville City with 1-acre lots along 200 East and two 5-acre lots in the back. Mr. Freed stated that after reviewing the project, the costs of the road, sewer, water, electricity, and gas, the project has become cost prohibitive. Mr. Freed is asking to rezone the two 5-acre lots into 1-acre lots. Mr. Freed stated that he needs a few more lots to be able to pay for the road. Mr. Freed stated that the Planning Commission held a public hearing, and no one spoke against it. Mr. Freed stated that it was suggested that Wellsville City review all of the area to see if it could be rezoned. Mr. Freed stated that Wellsville City would then need to notice more people concerning this issue. Mr. Freed stated that the 1-acre lots seem compatible with the area. Mayor Thomas G. Bailey asked if City Planner Jay Nielson had anything to add. City Planner Jay Nielson stated that this is not a scheme to get more people to a public hearing. Mr. Nielson stated that in reviewing the area, the ownership is the area is developers. Mr. Nielson stated that if this property is rezoned, it could continue to the next property and the next. Mr. Nielson stated that he recommends opening this up to all of the property owners in the area. Mr. Nielson stated that he will provide two or three scenarios in order to look at the big picture. Mr. Nielson stated that the General Plan will be amended in the process and Wellsville City can make a decision about the rezone. Mr. Nielson stated that he believes Wellsville City needs to step back, fly higher, and review the long-term. Mr. Nielson suggested continuing this discussion until all people can be notified. Denise Lindsay asked if this rezoning goes against the

General Plan. Mr. Nielson stated yes. Austin Wood asked if the rezoning is only on the east side of the hawbush. Mr. Nielson stated that the zoning is on both sides of the hawbush. Mr. Wood asked if the 1-acre zoning is approved, are there wetlands around to be concerned about or will there be 22 lots. Mr. Nielson stated that there would not be 22 lots because there is 0.86 units allowed per acre. Mr. Nielson stated that this adds more pressure to the services in the area, but that is why it needs to be reviewed and dealt with instead of piece-milling it. Mayor Bailey asked if this is opened up to other property owners, and none annex into Wellsville City, then at that time Wellsville City can go ahead with Mr. Freed's request. Mr. Nielson stated that is correct. Debra McBride asked how many lots/homes would be allowed in the area. Mr. Nielson stated approximately 18 homes. Ms. McBride asked how this development would impact water, sewer, and roads. Mayor Bailey stated that Mr. Freed would be required to run the sewer to the south property line of his property. It would then cause a domino affect and every home along 200 East would be required to connect to the sewer. Mayor Bailey stated that he does not know if the present water situation in that area could supple that many homes with water. Ms. McBride stated that she has family that lives in the area that are on septic tanks. Ms. McBride stated that Wellsville City should be ready for some pushback from residents in that area. Leesa Cooper stated that residents in the area may have previously paid for a sewer connection in the past but may still need to pay an impact fee. Chad Poulsen stated that the residents will also need to pay for running the line in front of their property.

At 6:22 p.m., the public hearing was closed.

Paul Freed stated that Wellsville City has noticed everyone within 300 feet of his property twice, once for Planning Commission and once for City Council. Mr. Freed stated that there were a few people at the Planning Commission meeting and one person here tonight. Mr. Freed stated that he agrees with City Planner Jay Nielson in that it should be opened up to see if others are interested. Mr. Freed asked if he chose to leave the two 5-acre lots alone and grow alfalfa, would Wellsville City allow him to have 3 or 4 lots along 200 East and install septic tanks. Mr. Freed stated that he would suspend his project for a period of time. Mayor Thomas G. Bailey stated that suspending the project is up to Mr. Freed. Mayor Bailey stated that the frontage lots are zoned 1-acre lots. Mayor Bailey suggested leaving a opening for the road that may in time go to the east. Mr. Freed stated that he would hate to push through a project that does not work in and with the area. Mr. Freed stated that building a road is a huge project. Mayor Bailey stated that he would caution Mr. Freed to plan ahead. Mr. Freed asked if Wellsville City allow him to build three or four homes with septic tanks. Denise Lindsay stated no. Mayor Bailey stated that there would still be a problem. Mr. Freed stated that he is asking for the City Council to consider it, he is not asking for a decision tonight. Mr. Bailey stated that he cannot speak for the Planning Commission or the City Council, but Mr. Freed can draw up a plan and present it to Wellsville City. City Planner Jay Nielson stated that the property would need to be subdivided before any building permits could be issued. Mr. Nielson stated that the subdivision would require sewer. Mr. Freed stated that running the sewer line is very expensive, which would cause a chain reaction up the road. Mayor Bailey stated that residents along 200 East have known that the sewer is coming. Mayor Bailey stated that all Mr. Freed can do is provide a proposal and present it to the Planning Commission. Mr. Nielson stated that it is a slippery slope. Mr. Nielson stated that he has had limited experience with other property owners. Mr. Nielson stated that developers want road access and then install septic tanks. Mr. Nielson then asked who installs the sewer and where does Wellsville City draw the line. Mr. Nielson stated that is why the sewer is required up front. Chad Poulsen stated that the Planning Commission did not say much. Mr. Poulsen stated that City Planner Jay Nielson recommended continuing this and that is what they did. After discussion, Chad Poulsen made a motion, seconded by Austin Wood, to continue this discussion until the City Council receives a recommendation from the Planning Commission.

YEA 4

Kaylene Ames
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

The City Council discussed names of someone that can serve as an Administrative Hearing Officer for compliance issues in Wellsville City. Mayor Thomas G. Bailey asked if the City Council had thought of any names. Austin Wood stated that he thought of Matt Burgess. Kaylene Ames suggested Carrie Selvage. Mr. Wood stated that at the last meeting, Carl Leatham's name was suggested, and he thought he would do a good job. Mayor Bailey stated that Mr. Leatham is on the High Council and does not think that having him serve as an Administrative Hearing Officer would be the best position to be in. Denise stated that at the last meeting, the names of Ray Stokes or Carl Stokes was suggested. Mayor Bailey asked that City Treasurer Leesa pass the suggested names onto City Manager Scott Wells. After discussion, Kaylene Ames made a motion, seconded by Chad Poulsen, to continue this discussion at a future City Council meeting.

YEA 4

NAY 0

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The City Council continued the discussion updating or modifying the Cemetery rules and regulations. Mayor Thomas G. Bailey stated that he is not sure if City Manager Scott Wells has done anymore concerning this issue or not. Austin Wood stated that City Councilman Bob Lindley needs to be in attendance since he is over the cemetery. Kaylene Ames stated that currently, there is one day set aside for cemetery clean-up and stated that other cemeteries have more than one day of clean-up. Mayor Bailey stated that Wellsville City invites people that need service hours to help clean up the cemetery. Denise Lindsay stated that Wellsville City needs to create a pamphlet concerning the rules and regulations of the cemetery. Austin Wood stated that he understands that there is a dedicated time when the flowers from the cemetery are discarded. Mr. Wood asked if city employees were responsible for that. Leesa Cooper stated that inmates that part of the work release program helped with flower removal last year. After discussion, Denise Lindsay made a motion, seconded by Chad Poulsen, to continue this discussion at a future City Council meeting.

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NAY 0

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Department Reports:

Denise Lindsay – 1) Working on finding a logo or emblem for the Wellsville City Youth Council – any ideas. Austin Wood suggested holding a contest for ideas – will talk to Mamie Hammer about it. Mayor Thomas G. Bailey suggested having the Wellsville City Youth Council conduct part of the City Council meeting. Kaylene Ames stated that the Wellsville City Youth Council is helping with emergency preparedness.

2) Thank Leesa Cooper for hanging the pictures on the walls of the Council Chambers.

Chad Poulsen – 1) Continues to receive frequent complaints about how fast people are driving – trying to coordinate with the STAR officer.

2) Spoke to Chris Clark about advancing to Chairman of the Planning Commission – said yes – will add this item to the next City Council meeting agenda.

3) Spoke to Ed Rigby about serving as the alternate member of the Planning Commission – said yes – will add this item to the next City Council meeting agenda.

Kaylene Ames – 1) Scholarship Pageant – parent meeting will be held March 11, 2021 at the City Office. The pageant will be held May 1, 2021 with the location to be determined.

Austin Wood – 1) Roads – drove around Wellsville City and feels that the road in front of Bill Everitt's home has the most potholes – maybe 2 blocks – will relay information to City Manager Scott Wells.

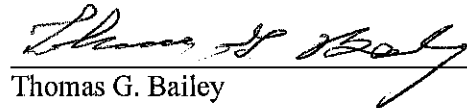
Mayor Thomas G. Bailey – 1) February 25, 2021 at 6:00 p.m., meeting with the resident along 400 North to discuss curb & gutter and where accesses to properties will be located.

At 6:58 p.m., Denise Lindsay made a motion, seconded by Chad Poulsen, to adjourn the meeting.

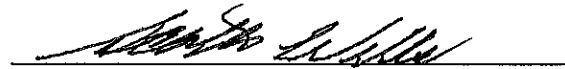
YEA 4

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Denise Lindsay
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NAY 0



Thomas G. Bailey
Mayor



Leesa Cooper
City Treasurer

Scott Wells
Recorder