

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, March 17, 2021 at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey, Councilwomen Denise Lindsay and Kaylene Ames, Councilmen Chad Poulsen and Austin Wood. City Manager/Recorder Scott Wells was 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 March 12, 2021. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present: Laurie Christensen Bryce Lancaster Chris Breinholdt
Laurel S. Maughan Jay Nielson

Opening Ceremony: Chad Poulsen

Councilman Bob Lindley was excused from this meeting.

The Council reviewed the agenda. Denise Lindsay made a motion to approve the agenda with the modification of deleting item 11 from the agenda, seconded by Chad Poulsen.

YEA 4 NAY 0
Kaylene Ames
Denise Lindsay
Chad Poulsen
Austin Wood

The Council reviewed the minutes of the March 3, 2021 regular City Council meeting. Chad Poulsen made a motion, seconded by Austin Wood, to approve the minutes of the March 3, 2021 regular City Council meeting as presented.

YEA 4 NAY 0
Kaylene Ames
Denise Lindsay
Chad Poulsen
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. After review and discussion, Chad Poulsen made a motion, seconded by Denise Lindsay to approve the City's bills for payment, represented by check number 25615 through 25646.

YEA 4 NAY 0
Kaylene Ames
Denise Lindsay
Chad Poulsen
Austin Wood

Laurel Maughan mentioned concern about the cement blocks with cabling located at the Wellsville Dam are in need of repair. The Council agreed that repairs were needed.

A public hearing took place to receive public input for the possible long-term planning for the Mount Sterling area. The public hearing is scheduled to give landowners and neighbors an opportunity to tell the

City Council what they would like to do with the area North of 2nd East. Zoning for this area is currently zoned for 1-acre parcels. The Hawbush area is currently zoned for 5 acre parcels. Are these areas to be left as currently zoned or are changes needed? Jay Nielson reviewed the presentation that was previously given to the Planning Commission. Councilmembers were provided two maps, a General Plan map and zoning map. Explanation took place of the boundaries as illustrated on the maps. You can leave the zoning as is or rezone for some other use. Difference in 1-acre parcels versus 5-acre parcel are separated by the canal. Anything above the upper canal is 1-acre density, anything below the canal is 5-acre density. If development is going to happen the city needs to be prepared and make plans accordingly. The City would need to look at future roads, a road master plan would need to be created. The land could be just left unchanged or changes could be made to allow for acre development. Options were left open at the public hearing, planning commission did not make any recommendations. Recommendations are to be considered at the next meeting. Mr. Nielson suggested that large scale rezoning in the area should not be allowed. If the General Plan was to change to 1 acre lots it would be easier for future development to take place. Mr. Nielson thinks that this area is underserved with utilities. If development is going to take place then a plan needs to be in place.

The following letter was read by Scott Wells from Aaron Walker concerning public input regarding long term planning for the Mt. Sterling area.

Hello City Council,

I want to provide some comments for your consideration on the Mt. Sterling areas discussion for tonight's meeting.

The Wellsville and Mt. Sterling area is a beautiful area. It would be nice to see it stay that way. We are grateful to the Planning and Zoning and City Council for their efforts in doing the very best they can when developing with development pressures. While it is probably impossible to stop development, it is possible to plan ahead and to minimize the impact to the existing citizens and surround areas. As these new areas develop it is important to plan for future infrastructure and transportation needs, and at the same time minimize the impact on the existing citizens.

As the sewer is extended to and past the proposed development at about 1090 South on 200 East (Parcel 10-043-0007) it is not proper to place the burden brought on by a proposed development on the citizens living on 200 East. How can they be expected to carry the cost of the sewer main existing citizens with large bills to pay? The impact fees, hookup fees and cost to dig their private lines out to the main line will be extremely expensive alone, without the estimated \$35.00 cost per linear foot of the main line. Some existing citizens on 200 East could end up paying upwards of \$20,000.00 while the developer enjoys the large profits. This does not seem right.

Also, there are 8 properties from 1390 South to 1600 South that will be responsible for the entire cost of the sewer main as there are no opposing frontage properties to share the main line cost with.

Could it be possible that the sewer main only be run to and through the existing proposed development until a later date when another development is proposed to the South at which time the sewer could be extended South at the cost of the developer?

Furthermore, at last week's meeting the developer (I think it was Mr. Freed himself) stated that they were looking at running the sewer main all the way along 200 East as part of the development. This is as it should be.

The subdivision was approved at 5-acre lots East of the lots fronting 200 East and now they are looking to increase the density to 1 acre lots, which would in turn produce even more profits for the developer. I am NOT in favor of the increase in density without some sort of trade off to those citizens that the development is financially impacting. That trade off could be the developer running the main sewer line South on 200 East to 1500 South at the cost of the development.

Again, we are grateful to all the city staff who so freely give of their time to keep Wellsville the awesome place it has been and hopefully will continue to be.

Aaron Walker (in behalf of Norman Walker 1281 S. 200 E.)

Laurel Maughan stated her concerns regarding planning for the Mount Sterling area. Ms. Maughan agreed with 1 acre lots being allowed and a sewer line installed. Ms. Maughan suggested that the city look for options to help finance the sewer installation.

Mayor Thomas Bailey entertained a motion to close the public hearing. Chad Poulsen made a motion to close the public hearing, Austin Wood seconded the motion.

Jay Nielson stated that new development should respect property lines and planned city blocks. Mr. Nielson said he would work on a road master plan and general plan for the area previously discussed. Scott Wells stated that there is a need to work with the county regarding future developments that are adjacent to county property. Mr. Nielson also stated that it is in the City's long-term interest to have more houses built.

Mayor Thomas entertained a motion to continue the Mount Sterling future planning discussion to a later date. Austin Wood made a motion to continue the discussion to a later date, Chad Poulsen seconded the motion.

Bryce Landcaster representing CAPSA reviewed the services that are provided by CAPSA. Mr. Landcaster stated that more people are needing help and that Utah is higher than the national average for people dealing with sexual assault. Mr. Landcaster made a request for the council to approve a video to be posted on the Wellsville City website. The Council approved the request, Mr. Landcaster will forward a link to Mr. Wells.

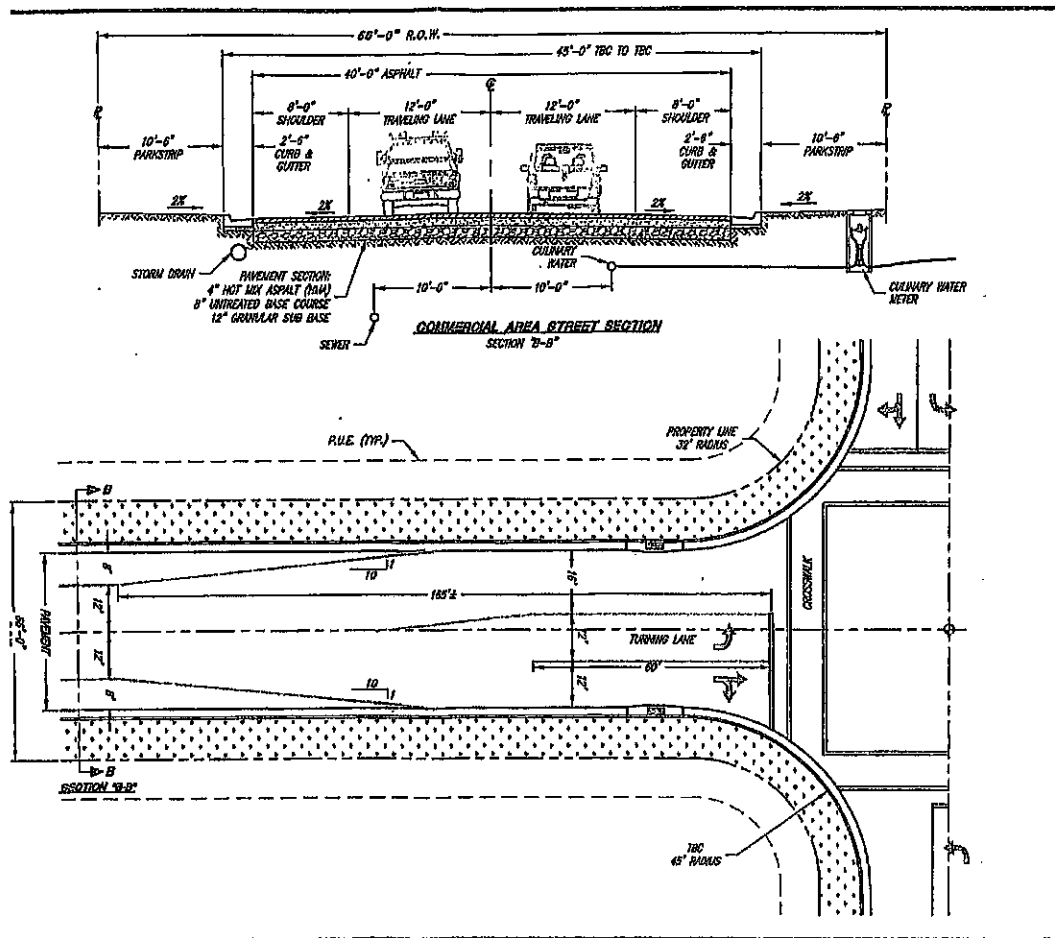
Chris Breinholdt passed out 2 examples of road improvement standards for commercial area street sections. Example A does not have curb and gutter and example B includes curb and gutter. The Planning Commission approved example B with the modification that sidewalks would need to be installed on both sides of the road. Sidewalk would be installed next to the road. Example B also provides for two 12-foot travel lanes and two 8-foot shoulders. Retention ponds would be used to take care of storm water and required to be installed by the commercial business.

Chad Poulson made a motion per the recommendation of the Planning Commission that the commercial area road improvement standard example B be approved. Kaylene Ames seconded the motion.

YEA 4

Kaylene Ames
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0



Chris Brienholdt provided the Council with a bid tabulation worksheet for the 400 North widening project. The low bidder for the project was LeGrand Johnson Construction Company at \$876,881.75. The completion date is projected for the Fall of 2021. Denise Lindsay made a motion to accept the LeGrand Johnson bid at the amount of \$876,881.75, motion was seconded by Austin Wood.

YEA 4

NAY 0

Kaylene Ames
Denise Lindsay
Chad Poulsen
Austin Wood

The City Council received I-Pad training from Denise Lindsay. The Council was reminded that the devices belong to Wellsville City and are for council members to use to receive agenda packet information. Hard copies of the agenda packet will also be available if any council member prefers this method.

Department Reports:

Denise Lindsay -1) The City has received positive comments about the great work the public works is doing at the cemetery.

Chad Poulsen – Asked if there was more CARE’s act money available for the city? Wellsville City will get .44 which Scott was not sure what that means. The money is to only be used to help out with our ability to function while dealing with Covid issues.

Kaylene Ames – 1) Aaron Selvage wants to come and pick up his check tomorrow, March 18 2) Council room availability for pageant practice on Thursday evenings 3) Plaque needed for Arbor Day celebration, tree planting to take place at the Wellsville Dam area

Austin Wood – 1) Emergency preparation video with Wellsville Stake to take place after council meeting 2) Review of repairs at the railroad tracks

City Manager/Recorder’s Report:

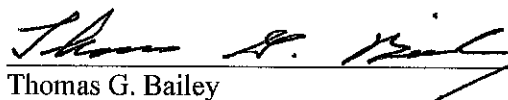
Scott Wells – 1) Conference room is set up for Zoom meetings 2) Meeting with Steve Kyropolis in two weeks regarding annexation 3) Mt. Vista and Parker Estates building lots are all sold 4) Four developments are coming through 5) Green waste will be in place on Monday, March 22, with only 3 delivery dates 6) Ping system is going to be in place from the fire department to public works and to the green waste. Looking at installing a radio tower on top of the basin. The radio tower will be serviced by Alltech. 7) Camera systems almost ready 8) Council room will have a PA system and camaras are being installed 9) The Sheriff is attending council meeting in 2 weeks 10) Judge set to retire in October, 6-month process to get a new Judge 11) Looking for a compliance officer 12) Hot mix to be used for filling potholes

At 8:07 p.m., Chad Poulsen made a motion to adjourn the meeting, seconded by Denise Lindsay.

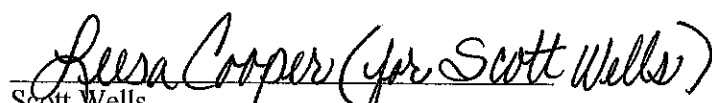
YEA 4

NAY 0

Kaylene Ames
Denise Lindsay
Chad Poulsen
Austin Wood



Thomas G. Bailey
Mayor



Scott Wells
City Manager