

MINUTES of the regular City Council meeting of Wellsville City held **Wednesday, September 01, 2021**, 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. Also present were City Engineer Chris Breinholt, City Planner Jay Nielson, and City Manager Scott 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 August 30, 2021. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present:	Kent Baker	Tom Barber	Tracy Bodrero
	Genevieve Boudrero	Robert H. Boudrero Jr.	Brian Chambers
	Quentin R. Cudney	David Edwards	Paul Freed
	Paulette Gunnell	Carolee Hammel	Joni Hatch
	Brenda Hawker	Joyce Hawker	Steve Kyriopoulos
	Karma Leatham	Ruth P. Maughan	Tommy Maughan
	Deb McBride	Mason McBride	Kurt Petersen
	Megan Petersen	Patti Petersen	Margaret Pettis
	Kimball Probst	Shelby Rouse	William Rouse
	Shane Simper	Art Smith	Carl Stokes
	Stephanie Stokes	Isaac Stott	Jennifer Stuart
	Kamee Summers	Kassi Summers	McCoy Summers
	Robert Summers	Linda Wursten	

Opening Ceremony: Denise Lindsay

The Council reviewed the agenda. 8.a. and 8.b. lines were changed from, *"The Council shall receive public input, then along with the recommendation from Planning Commission consider for possible approval of the concept plan for the..."* to *"The Council shall receive public input, then prepare recommendations to be returned to the Planning Commission for consideration at the next phase of the project for the..."* **Denise Lindsay made a motion, seconded by Austin Wood, to approve the agenda with the corrections.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

The Council reviewed the minutes of the August 18, 2021 regular City Council meeting. **Chad Poulsen made a motion, seconded by Kaylene Ames, to approve the minutes of the August 18, 2021 regular City Council meeting as presented.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
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, **Bob Lindley made a motion, seconded by Chad Poulsen, to approve the City's account payables bills for payment, represented by check number 26117 through 26154.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Mayor Thomas G. Bailey opened the meeting for citizen input. There was no citizen input. At 6:10 p.m., citizen input was closed.

Beginning at 6:12 p.m., a public hearing was held for the City Council to receive public input, then prepare recommendations to be returned to the Planning Commission for consideration at the next phase of the project for the Wild Plum Estates Subdivision consisting of four lots total, located at approximately 91 West 300 North, Tax Id. #11-079-0015. Carl Stokes expressed concerns regarding lot line discrepancies and asked for survey results. City Manager Scott Wells explained that surveys are typically performed prior to the preliminary phase. Developers like to ensure their concept plan is approved by the city prior to making survey investments. City Engineer Chris Breinholt stated that any property line discrepancies are then private property issues. Debra McBride asked to see the Wild Plum Estates Subdivision concept plan which Mr. Wells then displayed on the overhead screens. Denise Lindsay noted that the city requires frontage of 82.5-feet, the concept plan shows the subdivision has frontage of 82.6-feet, which she said will be a snug fit. **Kaylene Ames made a motion, seconded by Austin Wood, to close the public hearing.** At 6:16 p.m., the public hearing was closed.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Mayor Bailey then asked the City Council if they had any questions or comments. Ms. Lindsay read aloud Mr. Breinholt's notes regarding the concept plan. *"Lot 1 is not buildable as presented. There is an existing ditch across the center of the property that will need to be relocated."* *"Lot 4 is encumbered by the power service lateral for the neighboring house. This will need to be addressed to make Lot 4 a buildable lot."* Ms. Lindsay asked why these recommendations had not been met prior to approval of the concept plan. Mr. Wells responded that the concept plan was approved with the stipulation that the engineer's recommendations for the concept plan will be met prior to the preliminary phase. Bob Lindley addressed Mr. Breinholt's note stating that the city should work with the neighboring Stokes homeowner to connect them to the new sewer line. Mr. Wells said that the neighboring Stokes house is currently connected to an old sewer line that the city is trying to abandon due to maintenance issues. Mr. Breinholt pointed out it is the developer's responsibility to extend the new sewer to the neighboring Stokes home. Hookup fees to the new line will be discussed between the city and the Stokes. **Chad Lindley made a motion, seconded by Austin Wood, to approve forwarding these recommendations to the Planning Commission for further consideration at the next phase of the project for the Wild Plum Estates Subdivision consisting of four lots total, located at approximately 91 West 300 North, Tax Id. #11-079-0015.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

At 6:20 p.m., a public hearing was held for the City Council to receive public input, then prepare recommendations to be returned to the Planning Commission for consideration at the next phase of the Project for the Summers/Hall Subdivision consisting of two lots total, located at approximately 309 North

Center, Tax Id. #11-079-0013. Mayor Thomas G. Bailey opened the meeting for public input. There was no public input. **Bob Lindley made a motion, seconded by Denise Lindsay, to close the public hearing.** At 6:21 p.m., the public hearing was closed.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Mayor Bailey then asked the City Council if they had any questions or comments. City Engineer Chris Breinholt's note reads, *"This plan meets all requirements for Concept Plan approval."* Bob Lindley referenced Mr. Breinholt's recommendation, *"There is an existing sidewalk on the south side of 300 North. I recommend that this developer pay into the sidewalk fund so the City can continue the sidewalk on the south side of the street."* City Manager Scott Wells said the City Council will make that decision at the preliminary phase. The Council had no recommendations for the Planning Commission. **Austin Wood made a motion, seconded by Bob Lindley, to forward the Summers/Hall Subdivision consisting of two lots, located at approximately 309 North Center, Tax Id. #11-079-0013 to the Planning Commission for the next phase of the project without any further recommendations.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

At 6:23 p.m., a public hearing was held for the City Council to receive public input, then with a recommendation from the Planning Commission consider for possible approval Resolution 2021-15 approving the Wellsville City Annexation Policy. City Manager Scott Wells presented the resolution. The Wellsville City Code Amendment reads, *"Wellsville City adopted its first Annexation Policy Plan in 1994. This Policy requires that any property over 5-acres in size shall have a separate Policy declaration. In 2021, the City received a request for an annexation over 5 acres. This Policy is in response to that request and shall also be an update to the current plan, replacing the current Policy for all Annexations and imposed no additional size requirements."* He stated the annexation area for Wellsville City is ultimately from Meridian Road on the east to 3200 South (Maple Rise) on the north. The proposed annexation is the property across the street from Wellcome Mart. City Planner Jay Nielson pointed out that the Annexation Policy Map is the same as the General Plan for long term growth. Mayor Thomas G. Bailey stated that every municipality has an Annexation Plan which helps each city understand one another's future plans. He opened the meeting for public input. There was no public input. **Kaylene Ames made a motion, seconded by Bob Lindley, to close the public hearing.** At 6:27 p.m., the public hearing was closed.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Mayor Bailey then asked the City Council if they had any questions or comments. Bob Lindley asked if no longer imposing size requirements was the only major policy change. Mr. Wells answered that is correct and mentioned that Jones & Associates Consulting Engineers had overseen the update to ensure it met state criteria. Mr. Lindley then asked if annexation was a landowner's choice. Mr. Wells stated the city honors landowner requests and does not force annexations. **Bob Lindley made a motion, seconded by Chad Poulsen, to adopt Resolution 2021-15 a Code Amendment declaring the master annexation policy and**

proposed extended boundaries for the City of Wellsville.

YEA 5

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

The City Council then discussed the open space appraisal for Paul Freed's Creekside Meadows Subdivision. City Planner Jay Nielson introduced the open space appraisal. The proposed subdivision has 18 one-acre lots with a total of 23 acres. According to the City Code, forty percent (40%) of the total acreage must remain open space which amounts to 6.14-acres for the proposed subdivision. Mr. Nielson referenced recent Code Amendment 2021-03, in chapter 10-35-040 titled "Open Space Standards", a repeal of ownership of open space, 4, Type 4 "Individual Private Ownership within a Subdivision". Preceding this code amendment, Mr. Freed has the option to proceed with "Individual Private Ownership within a Subdivision," however he is instead proposing an in lieu open space substitution, particularly a cash in lieu substitution. He proposed having the open space appraised by Kimball Probst (who was suggested by City Manager Scott Wells) at Mr. Freed's expense. Based on that appraisal, Mr. Freed would then purchase the allotted open space from the city. The city would then use that revenue to acquire equal to, or greater, open space at a location of their choosing. The City Council approved Mr. Freed moving forward to acquire an appraisal. Mr. Nielson stated Mr. Probst has completed the open space appraisal using five comparables ranging from \$43,000 to \$22,000 per acre. The Creekside Meadow's Subdivision open space appraised for \$29,000 per acre, which amounts to an approximate value of \$180,000 for the 6.14-acres of open space. Mr. Nielson stated he believes being able to purchase meaningful open space with this cash in lieu substitution will be a great benefit to the city. Mr. Freed addressed the Council and stated he is seeking approval of the open space appraisal at the indicated value of \$29,000 per acre. Bob Lindley asked if the city must purchase additional open space within a certain timeline. Mr. Nielson stated there is no deadline. Mr. Lindley asked what purchased open space can be utilized for. Mr. Nielson answered open space can be used for passive or active recreation facilities, left open, or used for trail connections. He recommended examining the Parks and Recreation Master Plan for suitable locations. Kimball Probst shared more details regarding the five comparables used to determine the indicated value of Creekside Meadow's Subdivision open space. Mr. Nielson indicated he believes the appraisal gave a fair value. **Kaylene Ames made a motion, seconded by Chad Poulsen, to accept Paul Freed's open space appraisal for the Creekside Meadows Subdivision.**

YEA 5

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

Robert Boudrero then addressed the City Council to present ideas for the Sherwood Hills property. He stated now is a pivotal time for the city and believes the proposed Bridle Path Estates Subdivision will cause irreparable damage to Wellsville Canyon. He stated we have a responsibility to protect what our ancestors worked so hard to build. He stated concern regarding weather related car accidents. Mr. Boudrero said Cache Valley's population is expected to double in the next 10 to 15 years. He reminded the Council that we are currently experiencing a megadrought and should be doing our best to safeguard our water resources. He also emphasized how important it is to preserve the entrance and image of the city. Mr. Boudrero stated he and Cache County Executive/Surveyor David Zook share a similar vision of an all-in-one non-profit community center for the Sherwood Hills property. He has also shared his ideas with Jimmy Birman, Executive Director of the United Way of Cache Valley as well as Common Ground Outdoor Adventures. Mr. Boudrero thinks the city should do its best to preserve our environment as well as improve the economy. His vision for a non-profit community center/sanctuary includes an education center, autism center, camps for disabled veterans suffering from PTSD, as well as an amphitheater for the

Utah Festival Opera. Mr. Boudrero is worried about how the proposed Bridle Path Estates Subdivision will affect watershed for farms. He does not want to see the canyon destroyed and hopes Wellsville will continue to shine. He has spoken with Utah Public Radio and KSL regarding the proposed development. Mr. Boudrero hopes to preserve the canyon for generations to come. He believes the Bridle Path Estates Subdivision will not benefit existing Wellsville City residents in any way. Kaylene Ames asked if it is possible to have another concept plan submitted. City Planner Jay Nielson clarified that the property in question is *not* owned by Wellsville City. It is privately owned. For the concept plan to change, ownership of the property would likely have to change. Austin Wood recommended Mr. Boudrero and other concerned citizens have conversations with the property owner. Mayor Thomas G. Bailey said an option would be for the non-profit groups listed by Mr. Boudrero to band together and buy the property.

Carolee Hammel approached the Council with questions regarding Bridle Path Estates Subdivision. She stated she was shocked to learn of the size of the proposed subdivision (131 homes) lining both sides of Highway 89/91. Ms. Hammel asked if our culinary spring water would be used for the unwise purpose of horse pasture irrigation. Mayor Thomas G. Bailey replied that has yet to be determined with the developer. Mayor Bailey hopes stipulations for culinary water use will be made. Ms. Hammel asked if the concept plan was only approved by the Planning Commission to avoid a lawsuit with the developer. Mayor Bailey responded that a concept plan has been approved by the Planning Commission. He mentioned that a concept plan has very few details and that many more details will come to light at the preliminary level. Ms. Hammel is glad water and sewer studies are underway before the proposed subdivision can be approved. She asked if potential homes to be built within the existing city will also be considered in the water studies and hopes future homes within the city will be given culinary water priority over the proposed subdivision. City Engineer Chris Breinholt stated the city's lower pressure zone is served by the city's culinary wells. The upper pressure zone is served exclusively by Leatham Springs. Mr. Breinholt declared he has recommended, over the last year, that no new development be approved in the upper pressure zone without a new water source. He stressed that a new water source is necessary for the upper pressure zone with or without the Bridle Path Estates Subdivision. Ms. Hammel mentioned low water pressure issues at her home. Mr. Breinholt stressed that low water pressure is *not* due to a lack of water, but rather issues with pressure regulation valves. Ms. Hammel then addressed sewer capacity. She asked if the developer will be responsible to pay for a larger sewer pond. Mayor Bailey stated new sewer and infrastructure capacity studies should be completed by the end of September. He stated the preliminary plan for Bridle Path Estates Subdivision will be rejected if the studies indicate sewer or infrastructure capacities could be overloaded by 131 additional homes. Ms. Hammel is also worried about traffic safety in the canyon. Mayor Bailey replied that Wellsville City has no jurisdiction over Highway 89/91. However, the city has been in close contact with UDOT regarding the proposed subdivision. Mayor Bailey stated he and Mr. Wells have made it clear to UDOT that the city believes 130 plus drivers in that area without an overpass or underpass is a very bad idea. Mayor Bailey has also spoken with Highway Patrol, who told him the majority of speeding tickets wrote in the canyon are within that vicinity. UDOT could deny access to Highway 89/91 for certain densities. Ms. Hammel also asked if that area could be rezoned to 20-acres. Mayor Bailey answered that City Code cannot be changed after a subdivision has been proposed. Ms. Hammel hopes the Council can find legal parameters in which to deny the Bridle Path Estates Subdivision. Mayor Bailey also added that the city has been in contact with the Division of Drinking Water regarding the aquifer recharge area. A seamless sewer line would also be required. Tommy Maughan, former assistant public works director, stated the entire city relied on water from Leatham Springs until the wells were drilled in 1978. He stated they are likely the best wells in Cache Valley. However, he believes spring water sapped by Bridle Path Estates Subdivision will result in the city wells kicking on more often and pumping harder. Mr. Maughan hopes the developer (not the citizens) will be held responsible for the increased pumping bills. Mayor Bailey stated he and the Council will do their best to not allow Bridle Path Estates Subdivision to be a detriment to the City of Wellsville, if approved. Kurt Petersen asked if the city has learned anything from UDOT. Mr. Wells answered they have not. He said Reeves and Associates, Inc. has had to submit another traffic impact study.

Two citizen letters were presented to the City Council to be added to the public record. See Attachment 1 for Margaret Pettis' letter. See Attachment 2 for Shirley A. Bradshaw's letter.

The Council then discussed for approval the Wellsville City 2021 roads contract. The property location is

150 East between 400 North and 600 North to Center Street and 500 North from 150 East. Two bids were received, one from LeGrand Johnson Construction Co. and one from Staker Parson Materials & Construction. City Planner Scott Wells stated LeGrand Johnson's bid was \$1.19 per square foot for asphalt, and \$0.11 per square foot for road base. Staker Parson's bid was \$1.20 per square foot for asphalt, and \$0.12 per square foot for road base. Mr. Wells recommended accepting LeGrand Johnson's bid. **Denise Lindsey made a motion, seconded by Chad Poulsen, to approve the bid from LeGrand Johnson Construction Co. for the Wellsville City 2021 roads contract.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

The Council then continued the discussion about water restrictions with culinary and secondary water for Wellsville City and the resident notification process. Water has been returned to both canals. Mayor Thomas G. Bailey heard that the water should remain in the big canal until September 15, 2021. The upper canal should have water longer than September 15, 2021. He stated a virus has been found in Hyrum Dam which should be indicated on the city webpage. The virus shouldn't affect irrigation, but should not be consumed. City Manager Scott Wells stated the heavy morning dew is beneficial. He emphasized continuing to conserve water wherever possible. **Austin Wood made a motion, seconded by Bob Lindley, to continue the discussion regarding water restrictions with culinary and secondary water for Wellsville City and the resident notification process.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

The Council then discussed the Founders' Day activities and parade. Austin Wood asked City Manager Scott Wells for access to the city backhoe for Sham Battle preparation. Mr. Wells stressed not allowing children to ride in city equipment. Mr. Wood brought up the rumor of embittered former Sham Battle participants arriving costumed as Native Americans. Mayor Bailey replied that all the city can do is to have them detained by the police until the Sham Battle is over. Mr. Wells emphasized that Wellsville City would likely be blamed and sued rather than a costumed individual being sued. Kaylene Ames asked for the Council's assistance serving breakfast at the Community Breakfast from 7 a.m. to 9:30 a.m. Mr. Wells will assist Mr. Poulsen setting up the PA system for the Flag Ceremony. Kirk Farmer will use the PA system afterwards to announce the parade. A refrigerated truck will be delivered September 4, 2021. Ms. Ames stated Cache Valley Daily has been writing articles about historical Founders' Day events. Mayor Bailey reminded the Council the Patriotic Meeting is September 5, 2021 at 7:30 p.m. The elementary school monument will be dedicated September 2, 2021 at 6:30 p.m. Mr. Wells said rodeo tickets are \$5 per person or \$30 per carload. The Little Buckaroo Rodeo is September 6, 2021. The golf tournament is September 4, 2021. Denise Lindsay encouraged purchasing tickets for the quilt drawing.

Department Reports:

Denise Lindsay-

1) No business or concerns at this time.

Bob Lindley-

1) No business or concerns at this time.

Chad Poulsen-

1) Mr. Poulsen and the Planning Commission would like to get on the next City Council agenda to amend City Code 11-3-2: Concept Plan: F. Public Meeting Of City Council: *"Upon approval of the concept plan by the planning commission, the city manager shall set a public meeting by the city council in the manner prescribed by Utah Code Annotated. The city council will not take formal action on the application, but will make its recommendations to the planning commission for the further processing of the application by the planning commission. (Ord. 2007-05, 5-16-2007)."* Mr. Poulsen stated he and the Planning Commission would like the City Council to have concept and preliminary approval authority. Mr. Poulsen said the Planning Commission recognizes the City Council members are the elected city officials and believe they should make the final decision. They would also like to address public hearings at concept level versus the preliminary level.

Mayor Thomas G. Bailey-

1) Expressed appreciation for everyone's Founders' Day efforts.

Kaylene Ames-

1) No business or concerns at this time.

Austin Wood-

1) No business or concerns at this time.

City Manager/Recorder's Report:

1) No business or concerns at this time.

At 7:54 p.m., Chad Poulsen made a motion, seconded by Bob Lindley, to adjourn the meeting.

YEA 5

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0


Thomas G. Bailey
Mayor


Scott Wells
City Manager

Attachment #1

A Local Resident's Comments Regarding the Bridle Path Estates Development of Property at Sherwood Hills

Wellsville City Council Meeting September 1, 2021

My name is Margaret Pettis. As a longtime Cache Valley resident, I urge the Wellsville City Council and planning/zoning commission to **deny the Bridle Path Estates** development on property at Sherwood Hills.

1. **THE MATH:** 131 homes x 4 occupants = 524 people. 6 occupants would be 786 new people living in one canyon development. Has that sunk in?
2. **TRAFFIC:** How many of those will be drivers who will motor their cars in and out all day long? The drug rehab center controlled access. Relatively few golfers parked, played 9 holes, ate a meal. Condo occupants were few. In the canyon, merging from an icy lane or overpass invites trouble. This new neighborhood will require school buses early and late, sharing the road with employees entering or leaving Cache Valley each morning and night.
3. **WATER:** 500 x 4-5 toilet flushes a day, drinks from the faucet, using washing machines and dishwashers, watering the lawns, washing cars— what is going to fill those water consumption needs? Will Wellsville pick up the cost or will all existing households pay new fees to accommodate Bridle Path Est.
4. **FIRE:** Imagine the risk of a fire in an area with one way in/out— Hwy. 89/91.
5. **SERVICES:** Sewer, gas, electrical, garbage trucks- all will congest a canyon highway already exceeding speed limits despite a concrete barrier.
6. **DARKNESS:** Imagine the ruined dark sky of Wellsville Canyon, the loss to perpetual, all-night garage and street lighting. Before you know it, another precious dark sky region will no longer exist. The big sweep of valley we love as we enter Cache Valley from the bustle of SLC is ruined by myriad lights.
7. **NOISE:** Imagine the cacophony of cars, leaf and snow blowers, snowplows. Despite how hard it is to visualize 131 new houses in August, remember what will be there in the extreme temperature dips of winter.
8. **DEVELOPER** builds, leaves: 'the HOA will handle issues, not him.' Who is this speculator? Who funds him? He gains as we lose a most special place.

attachment #1

9. ATVs: I am proud to have played a part in gaining legislation to preserve the Wellsville Wilderness in the mid-'80s. How much violation of Rattlesnake Canyon access up into the Wilderness will be added by local ATVs? Remember seeing moose in the canyon? Watching bald eagles on the ice at Dry Lake in Feb? Going for a quiet hike in solitude up through the gate? Wildlife will be stressed by all the new users. Solitude lost again. I know the trail well, having hiked it, x country skied it, ridden my horse up there. Canyon use has swelled. The proximity of this many new users is troubling.
10. While I live in Hyrum, your neighboring town, where I taught Wellsville's middle school children since 1986, I too love Wellsville Canyon's beauty. I ask you to resist giving away the wonderful sweep of darkness and peace we encounter when we leave the bustle of the Wasatch Front. I urge the Council to do something each council member can be proud to have preserved — the open space we all appreciate. **Vote no to ruining forever the grand gateway to the valley.** We all own the view shed of public land, the Wellsville Wilderness, the Dry Lake area, the sweep of land uphill from Rattlesnake Canyon. Please don't allow congestion of 500 people to ruin this canyon.

Thank you.

Attachment #2

1 Sep 2021

I am writing because I am unable to attend the meeting about the Sherwood Hills Development.

I am very apposed to it as it has been stated. (It seems like we have fought this before)

The main thing for me is the water, sewer and safe traffic to and from. I have gone that far to turn around. I pulled into the entrance as I could see traffic in both ways. It took me about 10 min. to safely turn north.

If you go back years ago - if you still have the minutes - it was discovered that their pipe into the water reserve was lower than the city pipe - so rather than having the excess water - it was draining more than their Agreement. (Mark Hunter researched this and had all the information. His number is 307-887-9999 if you want to verify this.) This year is a drought year.

Attachment #2

I understand - but we are on restricted water use - what will happen ~~to~~ with all of this growth? Not only Sherwood but the building explosion in the city limits!

The sewer problem also. When will we need to make an expensive upgrade there? What will that cost the citizens?

Snow removal? School bus? maintenance of roads? Will we be taxed for all of that too?

Have you seriously thought this through? It is a big decision and an expensive one that will impact not only us now but are families in years to come.

I know I am a "move in" but have lived here nearly 51 years - my husband Darrell Bradshaw was born and raised here. I know he would have the same thoughts ~~the~~ and concerns that I have.

Please - I am asking you

Attachment #2

to not jump into something
that has serious negative
results.

Do we want revenue or
water? Money won't quench
a thirst!

Thank you for letting me
vent about my concerns as
I love Wellsville and consider
it home - my final resting
place will be $1\frac{1}{2}$ blocks
north of my home.

Please, please, please
consider all ideas and
concerns before you make
your decision.

Sincerely
Shirley A Bradsher
435-890-2968