

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, November 17, 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 and Chad Poulsen. Planning Commission members present were Chairman Chris Clark, Clair Cooper, Chad Lindley, Ed Rigby, and Cody Schenk. City Manager Scott Wells, City Planner Jay Nielson, and City Engineer Chris Breinholt 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 November 12, 2021. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present:

Jennifer Leishman
William Rouse

Linda Wursten
Kurt Petersen

Deb McBride
Brandon Tremelling

Opening Ceremony: Chad Poulsen

City Councilman Austin Wood and Planning Commission member Jeff Bailey were excused from this meeting.

The Council reviewed the agenda. Kaylene Ames made a motion, seconded by Bob Lindley, to approve the agenda as presented.

YEA 4

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

NAY 0

The Council reviewed the minutes of the October 20, 2021 regular City Council meeting. Bob Lindley made a motion, seconded by Chad Poulsen, to approve the minutes of the October 20, 2021 regular City Council meeting as presented.

YEA 4

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

NAY 0

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

YEA 4

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

NAY 0

The Council reviewed the minutes of the October 6, 2021 executive session City Council meeting. Denise Lindsay made a motion, seconded by Bob Lindley, to approve the minutes of the October 6, 2021 executive session City Council meeting as presented.

YEA 4

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

NAY 0

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, Denise Lindsay made a motion, seconded by Kaylene Ames, to approve the City's account payables bills for payment, represented by check number 26388 through 26422.

YEA 4

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

Linda Wursten stated that she is interested in the fences and walls ordinance. She attended the Planning Commission meeting last week and many photos of fences and walls were shown. Ms. Wursten is wondering where the photos were taken. City Manager Scott Wells stated that the pictures were situations in Cache Valley showing what is not wanted in Wellsville City. City Planner Jay Nielson stated that the photos shown belonged to him. Mr. Nielson stated that he did reference some of the photos, but no presentation or recommendation was made to the Planning Commission. Mr. Nielson stated that he agrees that it is difficult to find the situations that were shown in the photos around Wellsville City.

Chris Breinholt stated that he wrote a statement to the Mayor, City Council, and Planning Commission. Mr. Breinholt stated that he came before these bodies as a private citizen with thoughts concerning the fences and walls ordinance. Mr. Breinholt stated that the current ordinance infringes on his rights of a property owner. Mr. Breinholt stated that last week the Planning Commission recommended a 2-foot setback from the sidewalk. Mr. Breinholt stated that even though this is better, it is still a taking of property. Mr. Breinholt asked who might maintain the space between the sidewalk and fence. Mr. Breinholt asked why there is a 99-foot right-of-way. Mr. Breinholt suggested moving the sidewalk from the property line and in to the 10-foot public utility easement. Mr. Breinholt finished by saying he hopes that small town values win over big city government. Mayor Thomas G. Bailey thanked Mr. Breinholt for his comments.

City Engineer Chris Breinholt met with the City Council to discuss the Sewer Capacity Study for Wellsville City. City Engineer Chris Breinholt stated that Brandon Tremelling worked on the sewer study. Brandon Tremelling reviewed the memorandum dated November 17, 2021 with the City Council. It states the following:

Background

With the proposal of any new development within a community, existing utility systems must be analyzed to determine the ability of those systems to serve proposed demands. Bridle Path Estates is a large development which has been proposed within Wellsville City limits. Following initial review, concern was raised about the capacity of the sanitary sewer system in regard to serving the development. As a result, Jones & Associates was asked to perform a study to assess whether the existing sanitary sewer system has ability to serve the demands imposed by the Bridle Path Estates development. This memorandum summarizes the findings of the requested study.

Methodology

Survey work was performed throughout the City to perform modeling of the entire sanitary sewer system, and to assess the consequences of additional demands. The sewer collection system was analyzed, and existing connections were identified throughout the City. By using collected flow data, the demand attributed to each connection, referred to as an Equivalent Residential Connection (ERC), was calculated. Using this information, as well as the gathered elevation data, a model was built to test the existing sewer system for capacity deficiencies. Once existing deficiencies were identified and corrected within the model, the expected number of ERCs from Bridle Path Estates was applied to simulate the impact of the development's imposed sewer demands. Deficiencies resulting from the additional demands were identified, and resolution options were tested. Finally, assuming correction of the identified problems,

additional demands were imposed upon the sewer collection system to identify the additional capacity of the system's outfall line. The outfall line is the critical line in the system which conveys the entirety of the City's wastewater to the sewer lagoons. Failure of these lines must be avoided at all costs. To identify the point at which replacement of this line will be necessary, additional demands were added and the equivalent number of ERCs were calculated.

Findings

Through the initial tests assessing the existing sanitary sewer system, several problems were identified which require prioritized attention. Several pipes within the system, shown in the Appendix, were found to be undersized and incapable of handling peak demands. It is worth noting that the sewer demands applied throughout the model were based upon the highest observed flow rates in recent history. These flow rates coincide with the highest rates of runoff and infiltration, and typically occur in July of each year. One of the identified problem areas showed that flooding may occur in peak flow conditions. One other problem was identified where a section of pipe was operating above allowable capacity.

Following the application of the additional demands expected from Bridle Path Estates, one additional problem was identified within the system. This problem occurred where a single section of pipe in the sanitary sewer system line was operating above the allowable capacity, but was not actively flooding when subjected to peak flow rates.

Assuming that these identified problems are corrected, the sewer outfall line was tested for additional capacity. In doing so, it was determined that the existing sewer outfall line could service an additional 515 ERCs before replacement and upsizing would be necessary.

Next Steps

Actions must be taken to upsize the existing deficiencies within the sanitary sewer system. Several of the pipes identified are likely to surcharge when flow rates peak in the Spring. It is our recommendation that this project be prioritized to ensure that this does not occur.

While the existing sanitary sewer system has now been modeled successfully, no further modeling has been used to determine the impact that additional growth throughout the City will have. Because of this, additional modeling will need to be performed, and a list of projects identified in a Capital Facilities Plan to ensure that the sanitary sewer system will serve all future connections without problems.

Mayor Thomas G. Bailey asked how large the pipe must be. Brandon Tremelling stated that the pipe must be 12 inches in diameter, but Wellsville City would need to go to a 15-inch diameter pipe in order to correct the problem. Mr. Tremelling stated that the lines are almost dead flat. Chad Lindley asked if the sewer main trunk line is at 70% capacity, would Wellsville City need an entire new line. City Engineer Chris Breinholt stated that the sewer main trunk line is okay for now, but Wellsville City could install a line parallel and both could be in service. Chad Lindley asked if upsizing a 12-inch pipe to a 15-inch pipe for one block is just moving the problem down the line. Mr. Tremelling stated no because the line is so flat that if the pipe is angled down, it would flow faster. Denise Lindsay asked if not only Bridal Path Estate has been considered, but also Creekside Subdivision. Mr. Breinholt stated that it would be the same issue with all subdivisions. Bob Lindley asked where the 515 connections to the sewer line would be. Mr. Tremelling stated that the lines along 400 North 300 East that need to be replaced are truck lines, which can handle 515 more connections anywhere within Wellsville City. Chad Poulsen asked if the screening building would need another screen. Mr. Breinholt stated that Wellsville City would need to work with Dr. Johnson. City Planner Jay Nielson asked about the capacity of the sewer lagoons. City Manager Scott Wells stated that Dr. Johnson stated that if poo gloos are added to cell 1, it would double the capacity of the sewer lagoons. Ms. Lindsay asked about the cost. Mr. Breinholt stated that no cost estimates have been done at this point. Mr. Breinholt stated that these lines need to be fixed immediately. Mr. Nielson stated that Wellsville City should have a discussion as to where to go from here. Bridle Path Estates will be an additional impact to the sewer system, and the developer will pay for everything to do with that. Mr. Nielson stated that impact fees require people to buy into the system. Mr. Nielson asked if impact fees can pay for upgrades. Mr.

Breinholt stated that some upgrades qualify for impact fees and some do not. Mr. Breinholt stated that upsizing lines is eligible for impact fees, flat lines are not eligible for impact fees. Mr. Breinholt suggested completing a full Capital Facilities Plan and updating the impact fees. Mayor Bailey thanked Mr. Tremelling and Mr. Breinholt for their report.

The City Council conducted a workshop discussion on the Bridle Path Estates engineering notes. City Engineer Chris Breinholt reviewed the summary memorandum concerning the Bridle Path Estates Subdivision Preliminary Plat Review dated October 1, 2021. It states the following:

This is a summary for the Planning Commission and City Council. This summarizes the issues that each body should know about and/or need to discuss. All items in this memo are addressed in the full review memo with the same date.

Transportation

1. The streets are being proposed as private streets and they will be owned and maintained by a homeowner's association. This should be identified and detailed in a Development Agreement.
2. A permit for the access to Highway 89 will need to be approved by UDOT. The developer and UDOT are currently working through this process, and this will need to be completed before final approval is given.
3. I have reviewed the Traffic Impact Study. I am satisfied that the measures being taken with the construction of an underpass will mitigate the largest issues that would arise with the construction of this development. UDOT has the jurisdiction for this intersection and any final direction or determinations will be made by them.

Sewer

4. The sewer utility must be owned and operated by the City by state rule. The State requires that sewer lines with multiple owners connected by sponsored or owned by a political body.
5. All portions of this project that are west of the highway are in the Drinking Water Source Protection Zone for the city's springs. Because of this the sewer in Phases 1, 3, and 4 must be constructed per Utah Code R309-515.
6. We are currently working on a computer model of the City's sanitary sewer collection system. We have found that during the months of June, July, and August, there is an extraordinary amount of infiltration in the sewer system, presumably caused by irrigation raising the water table elevation. When using the flow numbers from these months at the sewer lagoons, we found that the main sewer truck line from the Cemetery to the sewer lagoons is approaching capacity.

As we complete this study, we may find that new development will exceed the safe capacity of the line which is 70% of the depth of the line. If this is the case, the City will need to pause development until the sewer line issue can be resolved. The resolution for this will be to construct a second sewer line running parallel to the existing line.

Water

7. The water system needs to be submitted to the Division of Drinking Water for their comments and approval. A decision needs to be made regarding ownership of the water system.

The culinary water utility could potentially be a separate water system. The State of Utah has a provision to allow a separate water system to be created, however, they have not always allowed it when there is an existing system in the area, especially a municipality. It is possible that the State will not allow this to be a separate system and the city would be required to take ownership of the

water system.

8. Phases 1, 3, and 4 are in the city's spring recharge area as defined in the Drinking Water Source Protection Plan for the springs. This area should be identified on the plan and all lots inside this recharge area will have special restrictions imposed as outlined in the City Code regulating the source protection zones. These restrictions should be discussed in Planning Commission and City Council and detailed in a Development Agreement.

All lot numbers in this area will be designated with an "R" restriction that will include source protection measures.

9. The water source for this area, and all the area south of approximately 1000 South, is served exclusively by the City's springs. The city does not have the ability to provide culinary water to this area from any other source. Spring flows have recently decreased and have pushed the capacity of springs to the limit during peak day use. ***I recommend that no development be given final approval in any area served by the springs until the city has a second water source to provide culinary water to the upper pressure zones.*** We are currently investigating a possible location for a new culinary water well for the upper pressure zones. Another option includes pumping water from the lower pressure zone to the upper pressure zone.
10. The Wellsville City property where Leatham Springs originates should be fenced and access to the public and horse activity should be restricted.
11. Restrictions should be placed on irrigated landscaping for each lot. The culinary water should not be used for anything other than indoor use, irrigation for that limited landscaping, and other incidental outdoor uses. Pasture irrigation should not be allowed from the culinary source.
12. I have reviewed the Water Source Protection report prepared by Reeve and Associates. I concur with the contents of the report, however, the report did not mention the special requirements for the sewer system imposed by State law. Those requirements were listed in the full review memo.
13. A discussion should be had by the City Council and Planning Commission regarding the numbers of livestock allowed in the pasture areas. The number should be limited so that proper grazing practices can be followed to avoid potential contamination of the springs.
14. The Water Study Report proposes the irrigation of 126 acres of pasture with the water from the springs. ***I do not recommend allowing a culinary water source to be used for pasture irrigation.***
15. In the Water Source Protection Report it states that "*Homes will not be allowed to have more than approximately 1/4 of an acre of manicured landscape area*". In the Preliminary Water Study, it states that the total amount of landscaping per lot is 1/2 acre. This needs to be resolved with the Planning Commission and City Council. A maximum amount of landscaping per lot needs to be agreed to.

Drainage

16. No drainage information was submitted, and not storm water facilities were proposed.

Miscellaneous

17. There is no existing trail located at the culvert crossing, near the Spring Reservoir, as shown on the plans. This is meant for drainage, not access. A trail across the City's property should not be allowed.

During the workshop, the following items were discussed:

#1 – the concern was if the private streets will be wide enough.

#2 – the decision will be up to UDOT.

#3 – the decision will be up to UDOT.

#7 – If the water system is not owned by Wellsville City, enforcement will be a challenge. Leaks will be difficult to fix if the water system is privately owned. The existing tank currently leaks so a new water tank must be installed. Wellsville City should also eliminate large fuel storage.

#11 – City Planner Jay Nielson is of the opinion that homes be allowed to have no more than ¼ acre of landscape, preferably native landscape. The Planning Commission and City Council agrees.

#13 – A discussion concerning the number of animals allowed needs to take place. If too many horses are allowed, the pasture will become a mud hole when it rains.

#14 – It was suggested that the homes and pastures should have separate connections.

#16 – Drainage will be under Highway 89. It was recommended that runoff water not be allowed to run through the City's springs. It is believed that the intent is to hold the runoff water.

Mayor Thomas G. Bailey thanked City Engineer Chris Breinholt for his report and attending the workshop.

The City Council discussed Title 10-44-2 entitled "Fences and Walls". City Manager Scott Wells stated that he should not have added this item to the agenda. Mr. Wells stated that there is a recommendation to the City Council from the Planning Commission. Mr. Wells stated that City Planner Jay Nielson is working on a draft of the recommendation. After discussion, Chad Poulsen made a motion, seconded by Kaylene Ames, to continue this discussion at a future City Council meeting.

YEA 4

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

City Manager Scott Wells conducted Open Meetings Training for 2021. City Manager Scott Wells stated that he is unable to get his audio to work. Mr. Wells stated that he would like the Planning Commission to go through the same training. Mr. Wells stated that it is yearly training that must be done for the audit. After discussion, Chad Poulsen made a motion, seconded by Bob Lindley, to continue this discussion at a future City Council meeting.

YEA 4

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

Department Reports:

Chad Poulsen – 1) Received several calls concerning the green waste – curbside will end this week (November 15), and the green waste bins will be removed the morning of November 19.

Denise Lindsay – 1) Jeff & Nicki Lowe have volunteered to be Wellsville City Youth Council Advisors – they are in the fire district, but does not live in Wellsville City limits – review the ordinance to see if this is possible.

2) Was awoken by loud banging on her door at 4:00 a.m. – person had the wrong address – asked if Wellsville City could require residents to install house number on their home. The Fire Department tried it, but it was a frustration – suggested adding it to the newsletter and the website.

3) 2021 Cache Summit – anyone going to represent Wellsville City – no.

4) Saturday, November 13, 2021 Wellsville City is holding a 5k hosted by the Mountain Crest track team for the Make-A-Wish foundation.

Mayor Thomas G. Bailey – 1) Wellsville City Appreciation Dinner – November 11, 2021 @ 7:00 p.m at the American West Heritage Center.

City Manager/Recorder's Report:

Scott Wells – 1) Audit has started – 2 more good days – will report by the end of the year.

2) 400 North will soon be completed – need to discuss speed limits.

3) Tree trimming – Center Street and Main Street – UDOT will share the expense responsibly once.

4) Park N Ride – UDOT will resurface and paint lines.

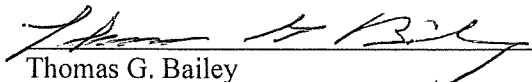
5) Purchased two dump trucks with sanders – will be auctioning off some surplus equipment.

At 8:04 p.m., Chad Poulsen made a motion, seconded by Bob Lindley, to adjourn the meeting.

YEA 4

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

NAY 0


Thomas G. Bailey
Mayor


Scott Wells
City Manager