

MINUTES of the regular **City Council** meeting of Wellsville City held **June 01, 2022**, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey; Councilmen Bob Lindley, Chad Poulsen, and Austin Wood. Also present were 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 May 27, 2022. The meeting was called to order at 6:10 p.m. by Mayor Thomas G. Bailey.

Councilwomen Kaylene Ames and Denise Lindsay were excused from this meeting.

Others Present: Tracy Bodrero Andrew Johnson Deb McBride
 Megan Petersen

Opening Ceremony: Councilman Austin Wood

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

<u>YEA 3</u>	<u>NAY 0</u>
Bob Lindley	
Chad Poulsen	
Austin Wood	

Minutes for the City Council meeting held May 18, 2022 will be reviewed at the next meeting.

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, **Councilman Bob Lindley made a motion, seconded by Councilman Chad Poulsen, to approve the City's account payables bills for payment, represented by check number 27026 through 27075.**

<u>YEA 3</u>	<u>NAY 0</u>
Bob Lindley	
Chad Poulsen	
Austin Wood	

At 6:15 p.m., Mayor Thomas G. Bailey opened the meeting for citizen input. Tracy Bodrero stated he had posed a question to Wellsville City in December 2021 regarding who was responsible for pushing plowed snow against his gates bordering Heritage Southwest Estates subdivision, at 550 North, sometime between 6:00 p.m. on December 14, 2021 and 4:00 p.m. on December 15, 2021. Mr. Bodrero stated the pushed snow bent his gates. He asked if the snow was pushed by a Wellsville City employee or the homeowner's association of Heritage Southwest Estates subdivision. Mr. Bodrero held up a printed image of the snow pile and gates (see Attachment #1). City Manager Scott Wells answered a new City public works employee had plowed 550 North and pushed the snow pile further than it had been pushed in the past. Mr. Wells had previously examined the gates and stated he had not noticed any damage. He asked Mr. Bodrero to coordinate schedules to meet at the gates to determine what, if anything, needs to be done to fix the gates. Mr. Bodrero stated a rail which the chains loop around had been collapsed, which he believes has affected the integrity of the structure. He repeated the gates were bent. He concluded that he would leave the decision up to the City Council and if they determine the gates have been damaged in any way "to start at the precepts and principles of the deity to which many of you choose to call upon prior to establishing ordinances that the rest of us are to live by." Mr. Wells said again he will coordinate schedules with Mr. Bodrero to examine the gates.

At 6:18 p.m., citizen input was closed.

The Council shall receive public input, then along with the recommendation from the Planning Commission consider for possible approval of the annexation petition filed by Steve Kyriopoulos, Marshall Lindsay,

Thomas G. Maughan and Wellsville City that 24.43 acres more or less of real property located west of 655 Main be annexed into the corporate limits of Wellsville City, Tax Id. #11-087-0008 and Tax Id. #11-089-0009. City Manager Scott Wells stated this is the final step of the annexation process. He added that the annexation meets all requirements, and no protests were received in the 30-day window following the three notifications listed in the newspaper. If the annexation petition is accepted, the development's specific plan will be presented at the Planning Commission meeting held June 8, 2022. City Planner Jay Nielson noted there will be a rezone, amendment to the General Plan, and a review of the site plan. Mr. Wells reported no changes have been made since the Council previously reviewed the annexation. At 6:22 p.m., Mayor Thomas G. Bailey opened the public hearing. Andrew Johnson introduced himself as Steve Kyriopoulos' nephew and representative. He stated Mr. Kyriopoulos' property will make an excellent addition to Wellsville City and that the property has great potential. He told the Council he appreciates their consideration. At 6:24 p.m. **Councilman Austin Wood made a motion, seconded by Councilman Chad Poulsen to close the public hearing.**

YEA 3

NAY 0

Bob Lindley
Chad Poulsen
Austin Wood

The Council had no further questions. **Councilman Chad Poulsen made a motion, seconded by Councilman Austin Wood, to approve the annexation petition filed by Steve Kyriopoulos, Marshall Lindsay, Thomas G. Maughan and Wellsville City that 24.43 acres more or less of real property located west of 655 Main be annexed into the corporate limits of Wellsville City, Tax Id. #11-087-0008 and Tax Id. #11-089-0009.**

YEA 3

NAY 0

Bob Lindley
Chad Poulsen
Austin Wood

Mayor Thomas G. Bailey opened the discussion regarding possibly approving a temporary land use regulation 2022-02, which is an ordinance establishing a moratorium on residential and commercial building permits and subdivision applications within certain areas of Wellsville City. City Manager Scott Wells stated the date previously posted for public notice was incorrect. Therefore, the ordinance has been brought back before the Council with the corrected date to safeguard Wellsville City. Mr. Wells read from the moratorium, *"WHEREAS, Jones & Associates determined that the City's current Code needs to be amended to accurately reflect water needs for new developments".* The City has previously required *"a minimum of three acre feet of water per acre of land proposed for subdivision and/or development, which shall include open space and all other real property included in the proposed subdivision and/or development."* (11-6-1: Dedication of Water System Shares, Water Rights and/or Sources. B. Sufficient Quantity of Water Defined.) City Engineer Chris Breinholt will present any proposed changes to the City Council. Councilmen Chad Poulsen and Bob Lindley clarified that any changes to the minimum acre feet of water required per acre of land proposed for subdivision will come into effect during the moratorium. Mayor Bailey noted the moratorium reads, *"This Ordinance shall not prohibit any existing applications from being processed, but no existing applications for subdivisions or permits may be approved with a Final Plat or building permit issued."* above 4,650-foot elevation. **Councilman Austin Wood made a motion, seconded by Councilman Chad Poulsen, to adopt a temporary land use regulation 2022-02, which is an ordinance establishing a moratorium on residential and commercial building permits and subdivision applications in those parts of Wellsville City located above 4,650 feet in elevation.**

YEA 3

NAY 0

Bob Lindley
Chad Poulsen
Austin Wood

The Council then reviewed and discussed the roads in and out of Wellsville to turn into Cache County CMPO (Cache Metropolitan Planning Organization) and COG (Council of Governments) organizations for future road improvement projects. Mayor Thomas G. Bailey pointed out COG provided funds for the 400 North road project. Desired future road improvement projects must be identified on a map and recorded with COG. Projects for roads *not* recorded with COG will be subject to a much slower funding process. City Manager Scott Wells clarified that roads recorded with COG must be inlets to Wellsville City. He suggested including 200 West, Center Street, 200 East, 200 South, 300 South, 400 South, 750 South, 800 South (to the west), 200 North, 400 North, 500 North, and the inlet to Heritage Southwest Estates. Mr. Wells also suggested including an overpass on Center Street over Hwy 89/91. Councilman Austin Wood, councilmember over road projects, agreed. He said 200 South is currently the worst road in Wellsville. Mr. Wells noted private roads need to be included that may someday become public inlets to Wellsville City. After review **Councilman Austin Wood made a motion, seconded by Councilman Chad Poulsen, to allow City Manager Scott Wells to create a map of roads to benefit the community of Wellsville in conjunction with CMPO (Cache Metropolitan Planning Organization) and COG (Council of Governments) for future road improvement projects.**

YEA 3

NAY 0

Bob Lindley
Chad Poulsen
Austin Wood

City Manager/Recorder's Report:

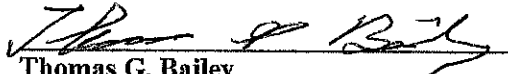
1) The Wellsville City splash pad hours of operation will be from 10 a.m. to 4:00 p.m. Hours can be readjusted if needed due to drought conditions.

At 6:44 p.m., **Councilman Bob Lindley made a motion, seconded by Councilman Austin Wood, to adjourn the meeting.**

YEA 3

NAY 0

Bob Lindley
Chad Poulsen
Austin Wood


Thomas G. Bailey
Mayor


Scott Wells
City Manager

~~Board~~ meeting

Attachment #1

