

MINUTES of the regular **City Council** meeting of Wellsville City held **December 07, 2022**, 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. City Manager 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 December 02, 2022. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

City Planner Jay Nielson was excused from this meeting.

Others Present:	Clara Hoffman	Zoie Hoffman	Jeff Lowe
	Nikki Lowe	Adam Orr	Emma Orr
	Carli Skinner	Linda Wursten	

Opening Ceremony: Wellsville City Youth Council:
-Invocation given by Emma Orr
-Pledge of Allegiance led by Adam Orr

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

<u>YEA 5</u>	<u>NAY 0</u>
Kaylene Ames	
Bob Lindley	
Denise Lindsay	
Chad Poulsen	
Austin Wood	

The Council reviewed the minutes of the November 02, 2022 regular City Council meeting. **Councilwoman Denise Lindsay made a motion, seconded by Councilwoman Kaylene Ames, to approve the minutes of the November 02, 2022 regular City Council meeting.**

<u>YEA 3</u>	<u>NAY 0</u>	<u>ABSTAIN 2</u>
Kaylene Ames		Chad Poulsen
Bob Lindley		Austin Wood
Denise Lindsay		

The Council reviewed the minutes of the November 16, 2022 regular City Council meeting. **Councilwoman Kaylene Ames made a motion, seconded by Councilman Bob Lindley, to approve the minutes of the November 16, 2022 regular City Council meeting.**

<u>YEA 5</u>	<u>NAY 0</u>
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, **Councilman Austin Wood made a motion, seconded by Councilman Bob Lindley, to approve the City's accounts payable bills for payment, represented by check number 27697 through 27739.**

YEA 5

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

At 6:08 p.m., Mayor Thomas G. Bailey opened the meeting for citizen input. City Manager Scott Wells asked the Council to describe their roles to the Youth Council. Councilwoman Denise Lindsay shared that she oversees city sidewalks, city webpage, and the Youth Council. Councilman Chad Poulsen stated that he oversees animal control, law enforcement, and the Planning Commission. Mayor Bailey said he oversees city sewer, fire department, and the Founders' Day parade and rodeo. Councilwoman Kaylene Ames shared that she oversees city beautification, the Miss Wellsville Pageant, city float, and Founders' Day celebration. Councilman Bob Lindley stated he oversees parks and recreation, cemetery, and stormwater. Councilman Austin Wood said he oversees the city's emergency preparedness, road projects, and Founders' Day Sham Battle and vendor booths. City Manager Scott Wells stated he assists the Council with their assignments along with the everyday workings of the city office, water and sewer systems, etc.

6:13 p.m., citizen input was closed.

Along with the recommendation from the Planning Commission, the Council shall continue the discussion regarding possible adoption of **Resolution 2022-11**, an ordinance amending **Title 10 "Land Use Regulations," Chapter 35 "Open Space," Section 2 "Land Set Aside"** required of the Wellsville Municipal Code. Councilwoman Denise Lindsay reminded the Council that they approved the changes amending **Title 10 "Land Use Regulations," Chapter 35 "Open Space," Section 2 "Land Set Aside"**; which establishes that open space set aside for legal lots within the ROS1 and ROS ½ zoning districts shall not be required for one and two lot subdivisions. The Council shall now vote to approve or disprove **Resolution 2022-11**. Councilman Bob Lindley reminded the Council at the previous meeting they determined that open space set aside for legal lots within the ROS1 and ROS ½ zoning districts shall not be required for *one* and *two* lot subdivisions. Councilman Chad Poulsen advised the Council to maintain the same land use requirements for everyone. If they choose to draw a different line between open space requirements for two and three lot subdivisions, he recommended that the Council make their logic very clear and defensible as to where they chose to draw that line. After discussion, **Councilman Bob Lindley made a motion, seconded by Councilman Austin Wood, along with the recommendation from the Planning Commission, to adopt Resolution 2022-11, an ordinance amending Title 10 "Land Use Regulations," Chapter 35 "Open Space," Section 2 "Land Set Aside" required of the Wellsville Municipal Code; establishing that open space set aside for legal lots within the ROS1 and ROS ½ zoning districts shall not be required for one and two lot subdivisions.**

YEA 3

Bob Lindley
Denise Lindsay
Austin Wood

NAY 2

Kaylene Ames
Chad Poulsen

Mayor Thomas G. Bailey expounded upon intricacies regarding open space within Wellsville City for the Wellsville City Youth Council.

City Manager Scott Wells conducted the "Feedback Survey" for the Municipal Officials Open Meeting Training 2022. The Council agreed that the Municipal Officials Open Meeting Training 2022 was useful; that the content of the training was what they expected; the time allotted for the training was appropriate; the evaluation questions were *somewhat* easily understandable; and the training platform was easy to navigate. The Council recommended the Municipal Officials Open Meeting Training address property tax distribution in the future.

City Manager Scott Wells discussed the first quarter financial report for August 2022. He reported to the Mayor and Council that Wellsville City is in good financial standing. After discussion, **Councilwoman**

Denise Lindsay made a motion, seconded by Councilman Chad Poulsen, to approve the first quarter financial report for August 2022.

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Department Reports:

Denise Lindsay-

- 1) The Wellsville City Christmas party was a success.

Chad Poulsen-

- 1) Expressed appreciation for the Wellsville City Christmas party
- 2) Judge Matthew Lorz holds Wellsville City court in person at the city office. The State of Utah mandates that Wellsville City allow participants to attend court online.
- 3) Expressed appreciation for city public works employee's city snow removal.

Mayor Thomas G. Bailey-

- 1) Expressed appreciation for the Wellsville City Christmas party.
- 2) The bid for creation of an entity for county and municipal solid waste disposal has been rebid. Four garbage collection candidates will be interviewed this week. The projected starting date for the new county and municipal solid waste disposal service is September 01, 2023.

Kaylene Ames-

- 1) Expressed appreciation for the Wellsville City Christmas party.
- 2) Trees will be planted in dedication of this year's City Council members on Arbor Day.

Bob Lindley-

- 1) Expressed appreciation for the Wellsville City Christmas party.
- 2) Preparation for the 2023 baseball season will begin in January.
- 3) Expressed appreciation to the Wellsville City Youth Council for their attendance.

Austin Wood-

- 1) Expressed appreciation for the Wellsville City Christmas party.
- 2) The Bankhead family is reviewing the city's purchase offer for property on which to attempt developing an additional culinary well.
- 3) The city attorney is reviewing Bridle Path Estate developer's offer to finance metering above and below Leatham Springs to determine the level of water loss down Wellsville Canyon.
- 4) Bridle Path Estates requested change of use for a spring previously used to water 200-head of cattle is still under review. Bridle Path Estates requested a change of use to create a pond system to irrigate with. City Manager Wells shared that the city protests any changes in Wellsville Canyon which may affect Leatham Springs.

City Manager/Recorder's Report:

- 1) The audit review will be presented at the December 21, 2022 City Council meeting.
- 2) On December 17, 2022, the Fire Department will drive Santa along his route through Wellsville.
- 3) A citizen complaint prompted the request in the city newsletter for residents to not use snowblowers between 10pm and 7am.
- 4) Security cameras will be placed on the city office's interior and exterior.
- 5) The city is currently looking to hire substitute crossing guards.
- 6) Members of the Wellsville City Youth Council introduced themselves to the Council.

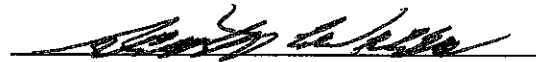
At 6:55 p.m., Councilman Chad Poulsen made a motion, seconded by Councilman Bob Lindley, to adjourn the meeting.

YEA 5

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0



Thomas G. Bailey
Mayor

Scott Wells
City Manager