

MINUTES of the regular **City Council** meeting of Wellsville City held **March 15, 2023**, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey; Councilwoman 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 were mailed to the Mayor and Councilmembers and emailed and faxed to the Herald Journal on March 10, 2023. 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:	Kehler Ames	Cindy Maughan	Deb McBride
	Travis McBride	Curtis Thompson	Gina Thompson
	Mark Thompson	Sharen Thompson	Linda Wursten

Opening Ceremony: Councilman Bob Lindley

The Council reviewed the agenda. **Councilman Bob Lindley made a motion, seconded by Councilman Austin Wood, 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 March 01, 2023, regular City Council meeting. **Councilman Austin Wood made a motion, seconded by Councilwoman Kaylene Ames, to approve the minutes of the March 01, 2023, 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, **Councilwoman Denise Lindsay made a motion, seconded by Councilman Bob Lindley, to approve the city's accounts payable bills for payment, represented by check number 28079 through 28109.**

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

At 6:06 p.m., Mayor Thomas G. Bailey opened the meeting for citizen input. Cindy Maughan showed the Council a GIS data set on Utah.gov website displaying local headwaters and tributaries.

At 6:08 p.m., citizen input was closed.

Kehler Ames met with the City Council, on behalf of Glenn Ames, to discuss a dye test which can be utilized to determine potential contamination of the aquifer at Leatham Springs. Leatham Springs, much of

which is used for the public water supply, is located on the east flank of the Wellsville Mountains at the head of Wellsville Canyon, about four miles southwest of the community of Wellsville. One of the City Council's chief concerns regarding the proposed Bridle Path Subdivision consisting of 130 lots total, located at approximately 7625 South Highway 89/91 (Tax Id. #10-053-0006, #10-053-0010, #10-050-0006, #10-062-0007, #10-053-0013) is the potential contamination of the City's adjoining water source protection zone and subsequently Leatham Springs. The Sherwood Hills Area (the previous golf course and resort property sold to the proposed developer) geology is a "Karst Formation." Ground water is purified by the slow movement through ground layers which acts as a filter. Slow filtration does not happen in karst formations as water quickly flows through the limestone. Therefore, shallow aquifers in karst terrains are extremely vulnerable to contamination. Mr. Kehler Ames proposed the City allocate funding for a water tracing study using fluorescent dyes which is an established method (developed in 1871) to study ground water movement. Mr. Glenn Ames' proposal from the previous City Council meeting reads,

- *"Citizens of Wellsville City are requesting a water tracing study to guarantee the Sherwood Hills development will not contaminate our drinking water before final approval is given for Phase 1 and 2.*
- *The potential is real and documented hundreds of times including in Cache Valley.*
- *Unlike a spill, this horse property development would not be able to be cleaned up and would forever contaminate our water."* At the previous Council meeting, Mr. Glenn Ames repeated and stressed that horse waste contamination could not be cleaned up, such as Nibley City's oil spill was, and would contaminate our aquifer forever.
- *Larry Spangler, USGS retired would perform the water tracing study. He has performed numerous studies in the Bear River Range as recently as this summer.*
- *Total cost \$8,750 and would start with spring run-off.*
- *Approximate time 2 months or less if dye is detected sooner."*

Mr. Kehler Ames stated, "The dye test would target two primary areas, the recharge area leading to Leatham Springs and the drainage at the bottom of the area possibly feeding all lower springs. The primary concern and focus of this study is the horse corrals which have been proposed for the development and the potential for that to contaminate groundwater. This testing would be done in congruence with previous research that USU has done... and with previous water testing UDOT has done... I am here to specifically ask that the City put up the funding for this dye testing."

Councilman Austin Wood said he has looked further into case studies regarding dye tracing and strongly advocated for the test. He said he believes the results will be very beneficial for the future. Councilman Bob Lindley asked where the point of recharge will be located (where the dye will be injected to determine if a connection exists from that input to one or more of the springs). He asked if the point of recharge is on Wellsville City property or if permission must be granted to conduct the testing on private property. Councilman Lindley pointed out how beneficial a point of recharge located within the proposed area of development would be to determine how much of the surface water at the proposed development flows to the springs. Mr. Kehler Ames read aloud from Mr. Spangler's **METHODS/APPROACH** paragraph,

"In order to determine if there is a hydrologic connection between the proposed area of development and water-supply springs, a thorough search of the area will need to be done to locate possible focused points of recharge (input) to the aquifer that could then move along underground pathways to the springs."

The point of recharge (input) has yet to be determined by Mr. Spangler and will be investigated on his initial reconnaissance trip from Salt Lake City to the area, Mr. Kehler Ames concluded. Resident, and neighboring property owner, Mark Thompson seconded Councilman Lindley's point that permission will be required to conduct a dye injection at a point of recharge on the developer's property. He added that the the developer should be required to fund testing conducted on their property. Councilman Chad Poulsen stressed the importance of finding a point of recharge within the proposed area of development and understanding how much of the surface water at the proposed development flows to the springs.

Councilwoman Kaylene Ames referenced Mr. Glenn Ames' explanation at the previous Council meeting that underground pressures do not always push water downhill therefore he recommended expanding dye detection to other known springs and wells in the area. Councilwoman Ames informed the Council that certain residents have contacted her regarding having their property included in the expanded dye detection testing. She listed other areas with unexplained water surfacing that would be worth testing. Councilman Austin Wood noted that in karst terrain the dye is probable to travel beyond the springs given that contaminants flow at a faster rate in karst formations. While Mr. Spangler does not have the instrumentation to monitor an infinite number of locations, Councilman Wood described Mr. Spangler's proposal of additional calculated detection sites which reads,

"If a suitable location for a dye injection can be determined, then monitoring (placement of charcoal detectors) will be initiated at the water-supply springs and other potential discharge sites, followed by the dye injection within approximately 2 weeks. Monitoring will then be carried out for approximately 2 months or less, if dye is detected earlier."

Councilwoman Denise Lindsay asked if the fluorescein dye will change the color of drinking water. Mr. Kehler Ames answered no and emphasized that fluorescein dye is non-toxic and is often used in tracing groundwater to public water-supply springs. He explained that fluorescein dye is used due to its ability to be detected at very low concentrations and over long distances underground.

Mr. Kehler Ames noted that while concerns regarding breaks in the specialized seamless sewer system are warranted, the provided documentation warns that contaminates from horse waste have a higher probability to cause problems given the development's equestrian emphasis. He also cautioned against the dangers that routine yard fertilizers would pose in the karst terrain of the proposed development above Leatham Springs. Mayor Bailey asked if the Council approves allocating \$8,750.00 to conduct the proposed dye tracing study; recognizing that permission must be obtained from the proposed development's owner to conduct testing at the first primary area, the recharge area leading to Leatham Springs. The second primary area, the drainage at the bottom of the area possibly feeding all lower springs, is owned by Wellsville City. **Councilman Austin Wood made a motion, seconded by Councilwoman Kaylene Ames, after reviewing the data, test plans and case studies; to approve dye testing on Wellsville City property and evaluate the results according to the test plan.**

YEA 5

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

Department Reports:

Denise Lindsay-

- 1) Councilwoman Denise Lindsay, Mayor Thomas G. Bailey and City Manager Scott Wells met with the Utah Department of Water Quality this week. Jill Parker facilitated the meeting with Tim Davis, Director of Utah's Division of Drinking Water. Mr. Davis definitively determined Wellsville City's Source Protection Plan limits the proposed Bridle Path Subdivision consisting of 130 lots total, located at approximately 7625 South Highway 89/91 (Tax Id. #10-053-0006, #10-053-0010, #10-050-0006, #10-062-0007, #10-053-0013), to a maximum of five horses per lot.
- 2) Councilwoman Denise Lindsay expressed strong support for the dye test to determine potential contamination of the aquifer at Leatham Springs and believes the results will be very beneficial for the future.
- 3) Lynne Allen has volunteered to help design and build the City Float.

Chad Poulsen

- 1) Councilman Chad Poulsen asked how to approach obtaining permission from the proposed Bridle Path

Subdivision property owners (Tax Id. #10-053-0006, #10-053-0010, #10-050-0006, #10-062-0007, #10-053-0013) to conduct testing at the property's recharge area leading to Leatham Springs. The Council agreed to pursue further consideration with geologist Larry Spangler. Mayor Thomas G. Bailey mentioned additional options to inject dye on Forest Service property.

Kaylene Ames-

- 1) Applications have begun for community parades. The first parade of summer will be May 13, 2023 in Smithfield, Utah.
- 2) The Certified Local Government (CLG) approved a \$10,000.00 grant for Wellsville City. The Wellsville Foundation plans to replace the waterline connecting the Tabernacle to 100 East to make plumbing functional inside the building.
- 3) A Tree City USA celebration will be held in April.

Bob Lindley-

- 1) Baseball, softball, and tee ball registration has begun.

Austin Wood-

- 1) Expressed appreciation to City Manager Scott Wells, the public works employees, and City residents for the sandbagging event held March 09, 2023. In a combined effort three-truck loads of sand were loaded into 2,000 sandbags in 75 minutes.
- 2) Wellsville City is participating in the Utah Food Bank's annual food drive 9:00 A.M. on Saturday, March 18, 2023. Bags will be collected from doorsteps and donations boxed at the Fire Station. Cache County Search and Rescue is providing the trailer to transport donations to the Food Bank.

City Manager/Recorder's Report:

- 1) The City has provided residents with nearly 5,000 sandbags. 500 sandbags remain in the public works building in case of emergency.
- 2) City Manager Scott Wells will discuss potential dye injection locations near Leatham Springs with geologist Larry Spangler.
- 3) The refurbishment of Leatham Springs has resulted in additional water being collected. Spring thaw will allow public works employees to find valves to turn water into the water system following appropriate testing.
- 4) Snow load caused a roof to collapse at Rising Ridge Recovery (Tax ID. #10-053-0014) on March 9, 2023.
- 5) Castle Country RV (Tax ID. #10-053-0014) hopes to break ground on their road and sewer system as soon as the snow thaws.
- 6) Deadfall has been removed along the Little Bear River's bank near the new 400 North bridge.
- 7) The roof to the sewer lift station tuff shed was damaged at the Heritage Southwest Subdivision. The roof has been repaired until it can be rebuilt this spring. Many homeowners of the subdivision have taken extra measures to flow pumps and runoff into city streets as directed.
- 8) Sewer system flows are currently high due to runoff. Fortunately the ground is not currently frozen, as it was in the extreme flooding of Spring 2016.

At 6:43 p.m., Councilman Chad Poulsen made a motion, seconded by Councilwoman Denise Lindsay, to adjourn the meeting.

YEA 5

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen
Austin Wood

NAY 0

A handwritten signature in blue ink, appearing to read "Thomas G. Bailey", written over a horizontal line.

Thomas G. Bailey
Mayor

A handwritten signature in black ink, appearing to read "Scott Wells", written over a horizontal line.

Scott Wells
City Manager