

MINUTES of the regular City Council meeting of Wellsville City held July 03, 2024, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey; Councilwoman Kaylene Ames; Councilmen Carl Leatham, Bob Lindley, and Austin Wood. City Engineer Chris Breinholt and City Manager/Recorder Scott E. Wells were 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 June 28, 2024. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Councilwoman Denise Lindsay was excused from the meeting.

Others Present:	Glenn Ames	Tracy Bodrero	Margaret Bosworth
	Nick Bowen	Fred Brasfield	Teressa Breinholt
	Reg Burningham	Shanna Burningham	Alex Buxton
	Dean Clark	Kami Clark	Dave Cook
	Darrell Cowley	Diana Cowley	Bryce Fenton
	Vicky Gates	Lee Gray	David Harris
	Ty Harrison	Clay Isom	Jerilyn Isom
	Janie Isaacson	Brandon Johnson	Austin Kohler
	Karma Leatham	Kendall Leishman	Christine Lindley
	Mason McBride	Tom Nelson	Tresa Nelson
	Brad Noble	J.R. Petersen	Kurt Petersen
	Megan Petersen	Patti Petersen	Lee Poor
	Dalín Price	Jeremy Price	Ed Rigby
	Gary Saxton	Glade Smith	Curtis Thompson
	Dayna Thompson	Gina Thompson	Mark Thompson
	Sharen Thompson	Ellen Wagstaff	Jenny Wagstaff
	Jim Wagstaff	Fred Woodward	Wes Wright
	Linda Wursten		

Opening Ceremony: Councilman Carl Leatham

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

<u>YEA 4</u>	<u>NAY 0</u>	<u>ABSTAIN 0</u>	<u>ABSENT 1</u>
Kaylene Ames			Denise Lindsay
Carl Leatham			
Bob Lindley			
Austin Wood			

The Council reviewed the minutes of the May 01, 2024, regular City Council meeting. Councilman Carl Leatham made a motion, seconded by Councilwoman Kaylene Ames, to approve the minutes of the May 01, 2024, regular City Council meeting.

<u>YEA 4</u>	<u>NAY 0</u>	<u>ABSTAIN 0</u>	<u>ABSENT 1</u>
Kaylene Ames			Denise Lindsay
Carl Leatham			
Bob Lindley			
Austin Wood			

The Council reviewed the minutes of the June 19, 2024, regular City Council meeting. Councilwoman Kaylene Ames made a motion, seconded by Councilman Bob Lindley, to approve the minutes of the June 19, 2024, regular City Council meeting.

YEA 4
Kaylene Ames
Carl Leatham
Bob Lindley
Austin Wood

NAY 0

ABSTAIN 0

ABSENT 1
Denise Lindsay

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. The Payment Approval Report is dated 07/03/2024. City Manager/Recorder Scott Wells noted 'Gateway Mapping, Inc.' was paid for Memorial Day cemetery mapping. Yearly dues were paid to the Wellsville City Irrigation Company. After review and discussion, **Councilman Austin Wood, seconded by Councilman Bob Lindley, to approve the city's accounts payable bills for payment, represented by check number 29704 through 29749.**

YEA 4
Kaylene Ames
Carl Leatham
Bob Lindley
Austin Wood

NAY 0

ABSTAIN 0

ABSENT 1
Denise Lindsay

At 6:10 p.m., Mayor Thomas G. Bailey opened the meeting for citizen input.

Lee Poor introduced himself as troop leader of the Wellsville Boy Scout Troop Pack 21. He invited the Council and community to a pancake breakfast at the city bowery on July 13, 2024 from 8:00 a.m. to 11:00 a.m. Proceeds will be used to help finance a summer trip to a Wyoming scout camp as well as finance the program throughout the year.

Diana Cowley began addressing *Agenda Item 8.a. 'regarding the issuance of revenue bonds for funding of the drilling of a new well, a well house and the potential economic impact that the project for which the bonds pay all or part of the cost will have on the private sector.'* She stated she has begun a petition opposing the bond. Mayor Thomas G. Bailey invited Ms. Cowley to share her comment during the public hearing pertaining to *Item 8.a.* Ms. Cowley agreed.

At 6:12 p.m., citizen input was closed.

Beginning at 6:13 p.m., the City Council shall receive public input with respect to the issuance of revenue bonds for funding of the drilling of a new well, a well house and the potential economic impact that the project for which the bonds pay all or part of the cost will have on the private sector, pursuant to Section 11-14-318 of the Utah Code Annotated 1953, as amended. Mayor Thomas G. Bailey invited City Engineer Chris Breinholt to present the current status of Wellsville City's water system. City Engineer Breinholt authored a Memorandum (see Attachment #1) and began a presentation titled '*Wellsville City Culinary Water Report, Upper Pressure Zone's Water Scarcity*' (see Attachment #2). Overhead screens showed a map displaying the two main culinary wells adjoining Darley Park; Leatham Springs near Sherwood Hills, and the location of the newly proposed well near the Ranches Subdivision. City Engineer Breinholt displayed a map of the 'Upper Pressure Zone' area. Generally, this is the area above the elevation 4,650-feet, with the exception of Red Slide Subdivision. Red Slide has a pump station that brings culinary water from the city's wells and does not impact Leatham Springs. There are currently 156 units connected to the water system in the Upper Pressure Zone which can only be served by the City's Springs (the Ranches, Mt. Sterling Estates, Sterling Ridge, Cooper Ridge, Sherwood Hills, etc.). At this time, the City's water system's infrastructure cannot pump water from the wells to the Upper Pressure Zone. A moratorium on building was put in place above elevations of 4,650-feet in 2021 after drought caused a 29-year low in flows from Leatham Springs. Flows were still lower in 2022... with no other records as low. Springs rebounded in 2023 after better winter conditions. City Engineer Breinholt reported that the City's wells have good production. He displayed a table titled '*Leatham Springs Water Production, Gallons per Day*' in August (the lowest production month paired with the highest demand). The average flow from August 1991 to August 2023 has been 1,284,063 gallons per day. The lowest on record in 2022 was

335,418 gallons per day. City Engineer Breinholt explained that Leatham Springs is unique in that it is more susceptible to the prior winter precipitation accumulation than many other springs. He repeated homes in the Upper Pressure Zone can *only* be served by Leatham Springs. City Engineer Breinholt expounded that the State Division of Drinking Water (DDW) updated the city's '*System-Specific Minimum Sizing Standard*' in a memo dated October 17, 2022. The limiting factor in this case is the requirement for Peak Day Demand. The state requires that the system can supply 3,200 gallons per day/Equivalent Residential Connection (ERC).

Peak Day Supply Requirement for Upper Pressure Zones:

3,200 gallons/day x 156 ERC's= **499,200 gallons per peak day**

The Peak Day Water available in August 2022 was 335,418 gallons. In addition to the water required for the homes and businesses connected, the City has a legal obligation to turn out four percent (4%) of the measured flow to Mark Thompson. In August 2022, 13,417 gallons per day were owned by Mr. Thompson. Leaving **322,001 gallons/day available** in August 2022. Subtracting the DDW's total required left Wellsville City in a **deficit of 177,199 gallons per day**. City Engineer Breinholt said conservation efforts by citizens helped prevent the 2022 deficit from becoming an inoperable emergency in the Upper Zone. He then detailed water system projects and updates needed over the next 25 years. City Engineer Breinholt concluded by reading aloud his recommendations,

- *"Assume drought conditions could return at any time.*
- *Be vigilant regarding water use restrictions in the upper zone as drought conditions return.*
- *Restrict any new demands on the upper pressure system.*
- *Seek new source for upper zone- continue with planned well drilling."*

City Engineer Breinholt emphasized that the Upper Pressure Zone needs a more consistent source of water. His final recommendation was to carry out the system's 25-year plan. At the June 19, 2024 City Council meeting, with City Engineer Breinholt's recommendation, the Council approved the **Proclamation on Scarcity of Water under Wellsville City Code 8-1E-18**. Mayor Bailey thanked City Engineer Breinholt for his expertise.

Alex Buxton, Vice President of Zions Public Finance, Inc., commended City Manager/Recorder Scott E. Wells and his team for the lengthy application process which resulted in the State of Utah authorizing Wellsville City a \$3.2 million bond over 20 years at 2.4 percent interest. Mr. Buxton stated he works with state and market bonds and that "a 2.4 percent interest rate over 20 years is extremely low." At the June 05, 2024 City Council meeting the Council adopted **Resolution 2024-02**, an amendment to the Wellsville City code, Title 8, Public Utilities, Chapter 1, Water use and Services to increase the minimum monthly water rate. **Resolution 2024-02** began the bond process but *has not yet locked the bond in*. Mr. Buxton reviewed the slide presentation given by Erik Daenitz at that meeting titled '*Wellsville City Water Rates Study*' (see Attachment #3 and Attachment #4). Wellsville City continues its stable path of growth with an average annual growth rate of 2.0 percent-per-year since 2018. Concurrently, the City is planning for important capital projects while navigating post-COVID inflation effects, which have raised the cost of capital projects broadly. Therefore, rate increases are needed within the City's Water Fund. The proposed rate structure provides revenue sufficiency for the City's Water Fund over the five-year study period, while also supporting a \$3.2 million loan that equips the City to undertake its planned Well Drilling and Pump House Capital project in the near term. Additionally, while utility fee changes do impact residents, Wellsville's proposed changes are within the range of fees charged by similarly sized municipalities in the region. The study sought to minimize the impact on residents while still equipping the City to pursue essential capital investments. An \$11.29 increase per month is recommended for ¾" and 1" meter connections up to 10,000 gallons per month, bringing the monthly bill to the \$41.79 total. This will allow Wellsville to continue to pursue its expected capital program, which is essential for new infrastructure and accommodating future growth. Comparing proposed increases in Wellsville for fiscal year 2025 versus regional communities, for a ¾" connection using 10,000 gallons per month, will be approximately 4 percent higher on average than neighboring communities. However, Wellsville's new rates would remain lower than Millville, Mendon, and Richmond.

Mr. Buxton continued, the need for water system capital investments frequently arises from two main sources, system growth and aging infrastructure. The study's proposal allows Wellsville to continue operating its water system while executing on needed capital investment. Growth in operating expenses is conservatively projected at an average annual rate of five percent per year. The Wellsville City 5-Year Capital Plan for Water Fund projects \$3,515,035.00 for Well Drilling and Pump House for 2025. With the annual rate increase, it is projected to earn \$176,248.00 to replace 200 West from 800 South to Grace Owens and PRVs, in 2028. The annual rate increase is projected to earn \$765,463.00 to upsize waterline from the gravel pit tanks to 200 West, in 2029. As well as earn \$314,118.00 to replace waterline from Lindley Reservoir to 1600 South line. The new rate's structure provides operational stability for Water Fund operation while also achieving its capital plan. The study then compares the proposed scenario with an alternative where no changes are made to the existing rates structure. The analysis demonstrates that the fund would not be able to undertake its intended capital plan as revenues before debt service would eventually become negative within the study period. The approach used in this analysis is commonly referred to as a "revenue sufficiency model." All expenses (operating and capital) are first calculated, and then rates are structured to cover annual expenses, maintain sufficient debt service ratios, and to keep at least 180 days on hand in the water utility fund. Mr. Buxton concluded that Wellsville City is well-positioned to continue to invest in the future of its water infrastructure. While near-term rate increases will impact residents, these adjustments will allow the City to sustain the health of its water operation and capital plan. Future proposed rates are within the range of peer communities for residents consuming up to 10,000 gallons of water per month. Mayor Bailey thanked Mr. Buxton for his assistance and presentation.

City Manager/Recorder Wells explained that the City Council and the Mayor have the authority to determine if the ongoing drought poses a significant risk to the health, safety, and general welfare of the citizens of the city, and to take action to limit the use of water in the Upper Pressure Zone. He read aloud from the **Proclamation on Scarcity of Water under Wellsville City Code 8-1E-18**, which was approved on June 19, 2024,

"1. As of the date of this Proclamation, no new connections to the City's culinary water system shall be issued or allowed for any property located partly or entirely within the Upper Pressure Zone.

2. No Development Application may be approved if any part of the development that is the subject of the Application is located partly or entirely within the Upper Pressure Zone and will immediately, or in the future may, require a connection to the City's culinary water system. For the purposes of this Proclamation, the term Development Application means the application filed with the City for any subdivisions, design review permits, final plan approvals, building permits, water connections, and any other similar permit or application of any kind for the development of any real property in any way.

3. This restriction shall be in place until it is withdrawn by myself and the City Council."

City Manager/Recorder Wells explained that restrictions will remain in place until withdrawn by the Mayor and the City Council. Whereas a moratorium expires in six months. The **Proclamation on Scarcity of Water** was recommended over moratoriums by the City's legal counsel.

At 6:42 p.m., Mayor Bailey opened the meeting for citizen input.

Diana Cowley stated she wrote a letter strongly opposing the bond and has sought out signatures throughout the community. She read the petition aloud,

"Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and

gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter."

Miss Cowley shared the circumstances of three residents who are opposed to the bond given their overburdened family finances. Miss Cowley asked if the City could find alternatives, grants, obtain additional oversight, or sell property to fund this project.

Gary Saxton stated that the **Proclamation on Scarcity of Water** addresses scarcity in the Upper Pressure Zone rather than the entire city being in a scarcity situation. He said he does not agree with approaches to justify proposals by showing the rates of neighboring cities. Mr. Saxton said the operating revenues presented by Zions Public Finance have an excessively large surplus. He addressed the *'Fund Health- What if We Did Nothing?'* slide and stated he believes that the City's operating revenue would stay sufficiently healthy at the proposed 2026 water rate (\$45.96) and should not increase after 2026. Mr. Saxton expressed doubt that Wellsville City has any water scarcity. He concluded by encouraging the Council to budget conservatively.

Margaret Bosworth stated there is no question that Wellsville City needs an additional water source. She owns a fourplex and stated that an additional \$11.29 per tenant annually will result in a substantial annual increase. She asked that the Council consider a different rate schedule for residential, commercial, and business districts.

Tracy Bodrero asked if water rates will surpass the projected increase in Wellsville City if the projected growth of water users does not happen. He then asked what earthquake magnitude the proposed well will be vulnerable to.

Pat Burns asked what the allotted water usage is for Wellsville City residents and asked if exceeding that usage results in overage fees. He addressed the State Division of Drinking Water's (DDW) updated *'System-Specific Minimum Sizing Standard'* for Wellsville City in the memo dated October 17, 2022. The limiting factor in the case is the requirement for Peak Day Demand. The state requires that the system can supply 3,200 gallons per day/Equivalent Residential Connection (ERC). There are currently 156 units connected to the water system in the upper pressure zone which can only be served by the City's Springs (the Ranches, Mt. Sterling Estates, Sterling Ridge, Cooper Ridge, Sherwood Hills, etc.).

Peak Day Supply Requirement for Upper Pressure Zones:

3,200 gallons/day x 156 ERC's= 499,200 gallons per peak day

Mr. Burns multiplied the 3,200 gallons/day by 30 days to equal 96,000 gallons/month per ERC. He asked if the residents in the Upper Pressure Zone are paying overage fees for 96,000 gallons/month. City Engineer Breinholt explained that the Peak Day Source Demand is the total flow into a public water system to meet the demand of the water system on the day of highest water consumption in a calendar year. Mr. Burns brought up 10,000 gallons/month being the average monthly usage in Utah. City Engineer Breinholt asked where Mr. Burns was referencing that particular volume from. Mr. Burns answered Zions Public Finance's *'Wellsville City Water Rates Study.'* If each resident in the Upper Pressure Zone is using 96,000 gallons/month Mr. Burns said a scarcity of water doesn't make sense nor does Upper Pressure Zone residents being able to afford such excessive water overages. Mr. Burns asked if there were any Upper Pressure Zone residents in the room. Fred Brasfield stood and told Mr. Burns that he lives in the Upper Pressure Zone and as every other Wellsville resident he must pay overages if his water usage is above the City's allotted volume per month. Mr. Burns asked if Mr. Brasfield uses 3,200 gallons per day. Mr. Brasfield explained that 3,200 gallons/day per ERC is what the DDW requires to be on hand for a peak usage day *not* every day of the month. Mayor Bailey reported the City's allotted volume of water per ERC is 20,000 gallons/month. Councilman Bob Lindley expounded that it is the State Division of Drinking Water requirement that a system can supply 3,200 gallons/day per ERC.

Vicki Gates asked what the average water usage per ERC for is in Wellsville City. She asked if the allotted 20,000 gallons is excessive. Should the 20,000 gallons/day per ERC be decreased for conservation efforts?

Sharen Thompson asked if studies have been done on Leatham Springs to ensure it is producing the maximum volume of water. Have the Springs been proper cleaned and maintained? Mayor Bailey informed Ms. Thompson of the 2022 Wellsville City Leatham Springs Rehabilitation Project. On July 20, 2022, the City Council accepted a bid from Allied Underground Tech to refurbish Leatham Springs according to State requirements. Amongst other requirements, Allied Underground Tech removed any trees and deep root vegetation within 50-feet of the collection system to eliminate competition for water. Ms. Thompson asked if the bond period is 5 years or 20 years. Mayor Bailey answered 20 years. He explained that Zions Public Finance has proposed that resident utility bills be increased incrementally over five years to service the debt for the 20-year loan.

J.R. Petersen stated that it is obvious Wellsville City needs the additional culinary water from the proposed Well No. 4 project. Mr. Petersen has read in the minutes about a 30 percent loss of water from the City's water system. He asked if that loss has been resolved and what the City has learned from the new ultrasonic flowmeters measuring the Leatham Springs pipeline. Mayor Bailey answered that the ultrasonic flowmeters have not indicated a loss of water from the Leatham Springs pipeline. Mr. Petersen suggested the City utilize impact fees to service the debt as developers rush in to use the new water.

Kami Clark asked how much water the proposed Well No. 4 will produce. Mayor Bailey explained that production is a complete unknown until a test hole is drilled. He expounded that Well No. 4 needs to produce 800 gallons per minute to make the well feasible. Ms. Clark asked if the proposed well will impact Leatham Springs. Mayor Bailey answered that the consulted professional engineers do not believe the proposed well will impact Leatham Springs. The proposed well will supplement the flow from Leatham Springs as needed. Ms. Clark asked if the proposed well will fulfill the water needs for the proposed Bridle Path Subdivision which consists 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). Mayor Bailey stated that if the proposed subdivision is constructed up the canyon those residents will be entitled to the same amount of water as any other city resident. Ms. Clark asked if any water is being sent to Sherwood Hills at this time. Mayor Bailey answered that a small volume is going to Wellsville Recovery Holdings LLC building's renovation (the former Sherwood Hills Resort, Tax Id. #10-053-0014) which had multiple roofs collapse due to heavy snow load on March 9, 2023. Ms. Clark asked if the proposed well will impact Murray Dam. Mayor Bailey said the consulted professional engineers do not believe the proposed well will impact Murray Dam. Ms. Clark asked what other anticipated water costs the City has. Mayor Bailey noted the need for water system capital investments frequently arise from two main sources, system growth and aging infrastructure. He detailed that aging cement lines with lead fittings that need replaced. City Manager/Recorder Wells pointed out that those replacements are included in the capital projects of the Water Rates Study. Ms. Clark asked if an increase in sewer utilities could be expected as well. Mayor Bailey stated the trunk line of the sewer system needs replaced in the near future which potentially may increase sewer utility bills.

Dean Clark said he knows Wellsville City has committed to a pressurized secondary water system which he believes will then conserve a "lion's share" of the City's culinary water. Ms. Clark stated he believes it was dishonest and disheartening to hold a public hearing on a holiday week.

Fred Woodward expressed frustration at when nonlocals move into Wellsville and then express a nimby attitude to additional growth (a person who objects to the siting of something perceived as unpleasant in the area where they live, especially while raising no such objections to similar developments elsewhere). Mr. Woodward noted that increased utilities are a stress on senior citizens with fixed incomes and struggling young families. He recognized growth of our community is inevitable. Mr. Woodward said he has attended many City Council meetings and the only time the meetings are well attended is if the subject could impact pocketbooks. He encouraged those in attendance to be more civically minded and engaged. Mr. Woodward commended the City for actively informing the community online. He thanked the City Council and concluded that citizens need to be more involved in this community.

Ty Harrison said the proposed money spent on the bond will have no value for existing community members. He protested increased fees of any kind and stated the public is overburdened.

Reg Burningham asked for details regarding the operation of the Wellsville City water system. He asked if the flow from Leatham Springs is collected in holding tanks. Mayor Bailey affirmed the City has three reservoirs which can be filled by Leatham Springs. He added that spring thaw produces a small stream that flows down the canyon. Mr. Burningham repeated he hopes the City has adequate storage capacity for Leatham Springs. He concluded that 2.4% is a good interest rate however he does not agree with the proposed water rate increase.

Dayna Thompson asked if Wellsville City has explored less expensive options for additional water. She suggested impact fees should finance the proposed bond. She asked if the bids for the well project were available to the public. Mayor Bailey answered yes. Ms. Thompson stated she lives outside the City limits and has to pay double for her utility fees. She asked if Wellsville City sells water to other cities. Mayor Bailey underscored that Wellsville City does *not* sell culinary water to other cities.

Glade Smith stated he is opposed to the proposed Bridle Path Subdivision diminishing the beauty of the canyon (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)). He stated that the amount of water that Wellsville City formerly supplied to the Sherwood Hills golf course did not water a large enough course to be profitable. Mr. Smith asked the status of the proposed pressurized secondary irrigation system. Mayor Bailey reported that an application for a NRCS grant will pay 75 percent of the pressurized secondary irrigation system with \$25 million dollars approved for Wellsville City, Mendon City, and Cache County. However, \$25 million was insufficient. Another NRCS grant will allow the canal system to be piped from Hyrum Dam to Petersboro and does not have a financing limit. Impact and environmental studies were required to be conducted over again for the new grant which has delayed the proposed system by several years. Mr. Smith thanked Mayor Bailey for the update. Mr. Smith asked if the water from Darley Springs could be better utilized. Mayor Bailey explained that Wellsville City does not own those water shares. Irrigation companies own the majority of the shares. The current owner of the Cheese Plant also owns some shares of Darley Springs.

Bryce Fenton asked if Wellsville City has a plan for growth. City Manager/Recorder Wells detailed that the two current wells flow 2,700 gallons per minutes. Wellsville City is hoping proposed Well No. 4 will produce at least 800 gallons per minute in the Upper Pressure Zone. Production of the well is an utter unknown until a test hole is drilled. The performance of that well will be very influential in how long additional growth can be sustained. City Manager/Recorder Wells explained that the City has an existing Master Plan for growth. Mayor Bailey added that the Master Plan will be updated over the next year.

City Manager/Recorder Wells stated for public record that 43 signed letters were collected by Diana Cowley (see Attachment #5). 19 emails were received as well (see Attachment #6).

At 7:32 p.m., Councilman Austin Wood made a motion, seconded by Councilman Bob Lindley, to close the public hearing.

YEA 4

Kaylene Ames
Carl Leatham
Bob Lindley
Austin Wood

NAY 0

ABSTAIN 0

ABSENT 1

Denise Lindsay

Councilman Austin Wood asked what the City currently charges for an impact fee. City Manager/Recorder Wells answered \$12,658.00. He highlighted that impact fees have been factored into the 20-year plan devised by Zions Public Finance. He added that he and City Engineer Breinholt are working to conduct a new impact fee study. City Engineer Breinholt explained that impact fees can be used to service debt for growth related projects. Impact fees cannot be used to replace outdated lines. Impact fees have been included in the analysis of Zions Public Finance. He emphasized *that the proposed well is a response to*

historical lows from Leatham Springs. Mayor Bailey mentioned that low-income or elderly individuals can apply to Bear River Health for financial assistance with utilities. Councilwoman Kaylene Ames addressed Dean Clark's comment and explained that the State requires a four-week notice for the bond which notice happened to end on a holiday week. She proposed the discussion be continued to allow for additional public input at the July 17, 2024 City Council meeting. Brandon Johnson of the Bond Council confirmed Wellsville City can hold another hearing and stated the four-week notice is State law and that tonight's public hearing has met the legal requirements. Alex Buxton verified that the requirements for the State loan must be completed on or before April 30, 2025. However, there is no guarantee that the State will honor the current interest rate if there is a lengthy postponement. Councilman Wood shared details of the progression of the proposed Well No. 4 over the last two years, all of which has been publicly noticed, and encouraged citizens to be more civically aware and engaged. Councilman Carl Leatham agreed and expressed disappointment that only five citizens attended the previous Council meeting which addressed all aspects of the City's 2024/2025 budget. He explained that without a commercial tax base, Wellsville City has very tight budget which falls back on the citizens. He underscored that residents in the Upper Pressure Zone and Lower Pressure Zone are all citizens of equal standing and should be considered as much. Councilman Leatham said doubled utility fees for those living outside City limits are only fair since nonresidents do not contribute to Wellsville City's tax base. City Manager/Recorder Wells provided printed copies for all present of the Well Site Selection, the Upper Pressure Zone- Well Location Discussion, the Water Rate Survey and presentation, the City Engineer's Memorandum, an expired moratorium, the Proclamation of Water Scarcity, the Water Rates Study Report and slide presentation. **Councilwoman Kaylene Ames made a motion, seconded by Councilman Carl Leatham, to continue the discussion regarding the issuance of revenue bonds for funding of the drilling of a new well, a well house and the potential economic impact that the project for which the bonds pay all or part of the cost will have on the private sector, pursuant to Section 11-14-318 of the Utah Code Annotated 1953, as amended.**

YEA 3

Kaylene Ames
Carl Leatham
Austin Wood

NAY 1

Bob Lindley

ABSTAIN 0

ABSENT 1

Denise Lindsay

Next, the Council shall receive public input, then with a recommendation from the Planning Commission consider for approval **Code Amendment 2024-04**, an ordinance clarifying and confirming the requirement for available water before the issuance of a Building Permit. City Manager/Recorder Scott E. Wells presented the proposed **Amendment**. He explained the **Amendment to Title 9, Chapter 1**, of the Wellsville City Code proposes that no Building Permit may be issued by the Building Official unless the Official determines there is sufficient water available to service the occupancy set forth in the application for a Building Permit. The proposed **Amendment to Title 11, Chapter 3**, of the Wellsville City Codes proposes no application for Preliminary or Final subdivision plat approval may be granted by the applicable land use authority unless there is sufficient water available to service the needs of the development set forth in the application. The City has determined that it would be in the best interest of the residents of the City if the availability of the water necessary for any Building Permit or Subdivision was ensured as a condition of approval of any application. The Building Official or the applicable land use authority may conduct whatever analysis or studies are necessary with the help of the City Engineer to make the determination required by these Sections or may require the applicant to do the same and provide results to the City. The applicant shall pay all costs and fees incurred by the City and by the applicant in making the determinations required by these Sections in addition to any other fees required for the issuance of the Building Permit or processing and approval of a Preliminary or Final Subdivision plat.

At 7:50 p.m., Mayor Bailey opened the meeting for citizen input. There was no public input.

At 7:52 p.m., **Councilman Carl Leatham made a motion, seconded by Councilman Bob Lindley, to close the public hearing.**

YEA 4

Kaylene Ames
Carl Leatham
Bob Lindley
Austin Wood

NAY 0

ABSTAIN 0

ABSENT 1

Denise Lindsay

Councilman Bob Lindley asked what the proposed Amendment will entail for a citizen. City Manager/Recorder Wells stated that the applications will ultimately be decided upon by the City Engineer. The Building Official will rely on the City Engineer. Councilman Austin Wood verified that the proposed Amendment applies to the entire city *not* just the Upper Pressure Zone. City Manager/Recorder Wells affirmed. Councilman Lindley asked if the proposal makes it an existing resident's responsibility to upsize existing waterlines. City Manager/Recorder Wells stated that unless there is new development, replacement of existing lines is the responsibility of the City. Councilman Carl Leatham stated that as part of the City Engineer's review process, they will certify that water is available. Councilman Austin Wood made a motion, seconded by Councilman Carl Leatham, with a recommendation from the Planning Commission to approve Code Amendment 2024-04, an ordinance clarifying and confirming the requirement for available water before the issuance of a Building Permit.

YEA 4

Kaylene Ames
Carl Leatham
Bob Lindley
Austin Wood

NAY 0

ABSTAIN 0

ABSENT 1

Denise Lindsay

City Manager/Recorder Scott Wells discussed the third quarter financial report for March 2024. Councilwoman Kaylene Ames made a motion, seconded by Councilman Austin Wood, to approve the third quarter financial report for March 2024.

YEA 4

Kaylene Ames
Carl Leatham
Bob Lindley
Austin Wood

NAY 0

ABSTAIN 0

ABSENT 1

Denise Lindsay

Department Reports:

Councilman Carl Leatham-

- 1) No business or concerns at this time.

Councilwoman Kaylene Ames-

- 1) Councilwoman Ames is representing Wellsville City by participating in community parades with the city float.
- 2) Thanked City Manager/Recorder Wells for the mulch applied to the trees along the Square.

Councilman Bob Lindley-

- 1) No business or concerns at this time.

Councilman Austin Wood-

- 1) Road projects will soon begin throughout the City.
- 2) The Mayor and Council will petition UDOT for painted crosswalks, pedestrian crossing signage, and handheld flags at the two intersections during the UDOT meeting on July 09, 2024. They will also ask that the paint be extended on the curbs at the Center and Main intersection.

City Manager/Recorder's Report:

- 1) The new City pickleball courts have been vandalized a second time. City Manager/Recorder Wells is working on a camera surveillance system for the area. Councilwoman Ames reported the Tabernacle has

been vandalized as well.

2) Construction for the new section of the cemetery begins soon.

3) Construction for the continuation of the Wellsville Dam trail begins soon. Councilwoman Ames encouraged raising citizen awareness of the new connection.

4) City Manager/Recorder Wells will pursue placing sleeves under two railway crossings this fall.

At 8:14 p.m., Councilman Carl Leatham made a motion, seconded by Councilman Bob Lindley, to adjourn the meeting.

YEA 4

Kaylene Ames
Carl Leatham
Bob Lindley
Austin Wood

NAY 0

ABSTAIN 0

ABSENT 1

Denise Lindsay



Thomas G. Bailey
Mayor



Scott E. Wells
City Manager/Recorder



MEMORANDUM

CONSULTING ENGINEERS

To: Wellsville City Council and Mayor
 Scott Wells, City Manager
 From: Chris Breinholt, City Engineer
 Date: June 19, 2024
 Subject: **Water Scarcity in Upper Pressure Zone**

There are currently *156 units* connected to the water system in areas that can only be served by the City's Springs. I call this area the "upper pressure zone" area. Generally, this is the area above the elevation 4650 ft, with the exception of Red Slide Subdivision. Red Slide gets its water from the city's wells and does not impact the spring. At this time, the City's water system cannot get water from the wells to the upper pressure zones with the current infrastructure.

The State Division of Drinking Water updated the city's System-Specific Minimum Sizing Standard in a memo dated October 17, 2022. For our purposes in this case, the limiting factor is the requirement for Peak Day Demand. The state requires that the system can supply **3,200 gallons per day/ERC** (ERC = Equivalent Residential Connection).

Peak Day Supply Requirement for Upper Pressure Zones:

3,200 gallons/day x 156 ERC's = **499,200 gallons per peak day**

Peak Day Water Available from Springs:

A 10-year history of the flows from the springs during the peak use months (July and August) is show here. August of 2022 was the lowest in the previous 10 years. I have no record of lower flows from the springs with data going back to 1991.

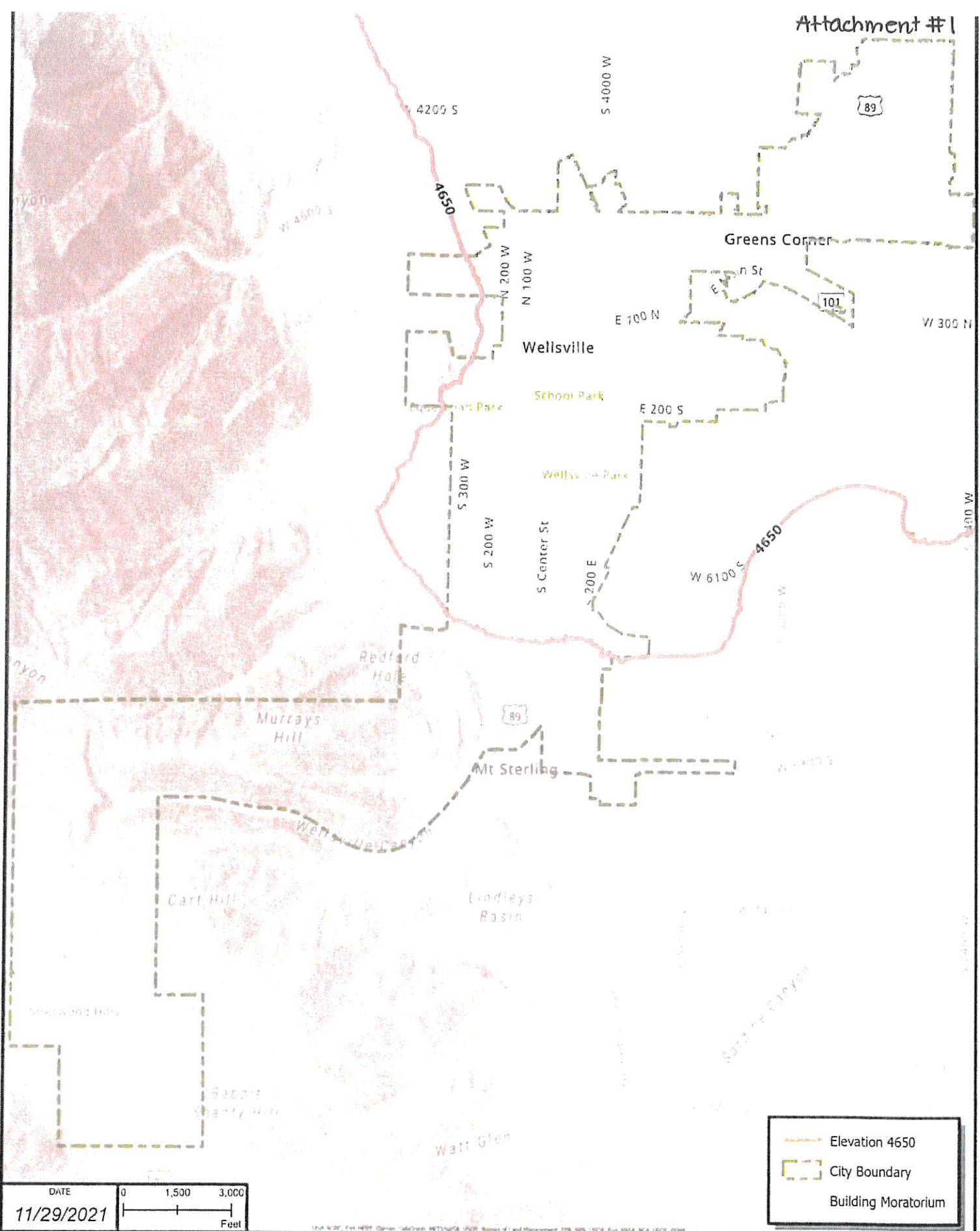
In addition to the water required for the homes and businesses that are connected, the City has a legal obligation to turn out 4% of the measured flow to Mark Thompson. The water available for peak-day use is summarized here:

Peak-day flow (August 2022) 335,418 gallons per day
 4% to Mark Thompson 13,417 gallons per day
Total Available 322,001 gallons per day

Year	Jul	Aug
2023	1,794,923	1,654,281
2022	467,411	335,418
2021	584,168	484,310
2020	1,281,337	1,149,945
2019	2,029,747	1,990,855
2018	680,086	674,830
2017	2,111,736	1,958,270
2016	1,017,501	1,023,808
2015	947,075	905,030
2014	895,569	840,910

Peak Day Summary (Aug 2022)

Total Available 322,001 gallons per day
 Total Required 499,200 gallons per day
Deficit (177,199) gallons per day



CONSULTING ENGINEERS

6080 Fashion Point Dr
South Ogden, Utah 84403 (801) 476-9767

WELLSVILLE CITY

BUILDING MORATORIUM EXHIBIT





State of Utah

SPENCER J. COX
Governor

DEIDRE HENDERSON
Lieutenant Governor

Department of
Environmental Quality

Kimberly D. Shelley
Executive Director

DIVISION OF DRINKING WATER
Tim Davis
Director

October 17, 2022

Scott Wells
Wellsville City Water System
75 East Main Street
Wellsville, Utah 84339

Subject: **System-Specific Minimum Sizing Standards**
Wellsville City Water System, System #03022, File #11549

Dear Scott Wells:

Based on the water use data submitted to the Division of Water Rights (DWRi), the following system-specific minimum sizing standards have been set for Wellsville City Water System:

Peak Day Source Demand (gal/day/ERC) – 3,200 gal/day/ERC
Average Annual Demand (gal/yr/ERC) – 458,183 gal/yr/ERC
Equalization Storage (gal/ERC) – 1,252 gal/ERC
Fire Storage (gal) – 540,000 gal

These standards are effective as of the date of this letter. A summary of the water use data and calculations used to set the minimum sizing standards is attached for your reference. The Division plans to evaluate these standards every 3 years, or upon request.

Water System Background

Wellsville City Water System is a community water system located in Cache County. The water system serves a population of approximately 4190 residents. The system currently serves 1207 residential connections, 9 agricultural connections, 21 commercial connections, and 26 industrial connections. The water system is made up of one spring and two well sources, three active storage tanks, two chlorination facilities, and one booster pump station.

Scott Wells
Page 2 of 3
October 17, 2022

Minimum Sizing Standard Background

Per Utah Code 19-4-114, the information needed for the Division of Drinking Water (the Division) to set system-specific minimum sizing standards may be based on water use data submitted to the DWRi, or alternatively, a community water system can submit an engineering study to the Division if the water system's water use data is not representative of future use or the water system does not yet have actual water use data.

Actual water use data was available through DWRi and an engineering study was not submitted to the Division for review. Therefore, the Division analyzed the submitted DWRi water use data and sent a draft summary of the resulting system-specific minimum sizing standards to your office on March 24, 2022. Your office replied on August 23, 2022, with justification to request the variability factor be limited to 20% for Peak Day Demand and Equalization Storage. Your office responded to the updated standards on September 7, 2022, to verify the draft sizing standards are representative. Therefore, the Division is setting system-specific minimum sizing standard for Wellsville City Water System.

The calculated variability factors for the Peak Day Demand and Equalization Storage were originally 28% and 26% respectively. These were revised to 20% as allowed by Division policy.

Water Use Data Definitions

Peak Day Source Demand is the total flow into a public water system to meet the demand of the water system on the day of highest water consumption in a calendar year.

Average Annual Demand is the total quantity of drinking water flowing into a public water system within a calendar year.

Total Equivalent Residential Connections (ERCs) term represents the number of residential service connections and the number of equivalent residential connections for non-residential connections (commercial, industrial, institutional connections).

Minimum Equalization Storage requirement is a volume that is equivalent to the amount of water needed to meet the average day culinary demand for public water systems. Equalized storage per ERC is calculated by dividing the Average Annual Demand per ERC data by the number of operational days in a year.

Fire Storage was set based on information from the Cache County Fire Marshall on March 8, 2022.

Storage Capacity

Based on your systems storage facilities and the storage minimum sizing requirement established in this letter, your system is compliant with the minimum storage capacity requirements.

Source Capacity

The Division has documentation of established safe yields for all your system sources. Using total system-wide safe yields and the source minimum sizing requirement established in this letter indicates your water system is compliant with minimum source capacity requirements.

If you have any questions regarding this letter, please contact Hunter Payne, of this office, at (385) 278-9837, or Michael Newberry, Engineering Manager, at (385) 515-1464.

Sincerely,



Michael Newberry, P.E.
Engineering Manager

HP/mrn/mdb

Enclosures

1. Utah Department of Environmental Quality Division of Drinking Water Minimum Sizing Standards Summary Report

cc: Ben Harker, Bear River Health Department, bharker@brhd.org
Scott Wells, Wellsville City Water System, swells@wellsvillecity.com
Chris Breinholt, Wellsville City Water System, chrisb@jonescivil.com
Hunter Payne, Division of Drinking Water, hnpayne@utah.gov
Craig Humphreys, Cache County Fire District, craig.humphreys@cachecounty.org
Ted Black, Office of the State Fire Marshal, tblack@utah.gov

DDW-2022-037375

WELLSVILLE CITY CULINARY WATER REPORT

UPPER PRESSURE ZONES WATER SCARCITY

Culinary Water Wells

Proposed Well Location

Leatham Springs

Wellsville

Legend:

- Elevation 4650
- City Boundary
- Building Moratorium

Scale: 0 to 1,500 Feet

11/29/2021

JONES & ASSOCIATES

CONSULTING ENGINEERS

WELLVILLE CITY

BUILDING MORATORIUM EXHIBIT

0 7,500 3,000 Feet

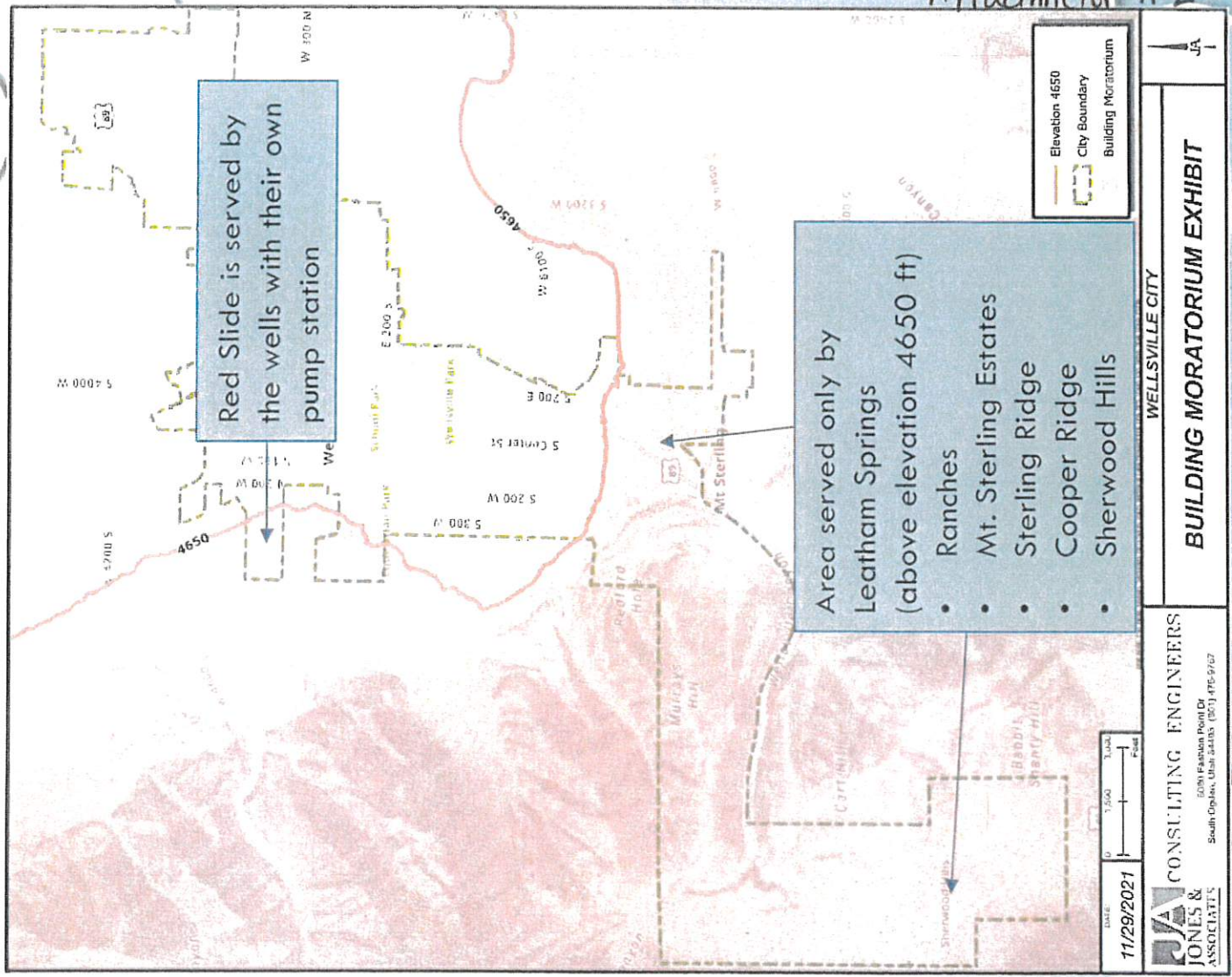
J/A CONSULTING ENGINEERS
JONES & ASSOCIATES
6010 FAIRVIEW POINT DR
SOUTH OGDEN, UTAH 84403 (801) 475-5767

WELLSVILLE CITY

BUILDING MORATORIUM EXHIBIT

 Elevation 4650
 City Boundary
 Building Moratorium

CULINARY WATER SOURCE SUMMARY



CULINARY WATER PRODUCTION

- Moratorium put in place after low flows from Leatham Springs in 2021
 - Drought caused
 - 29 year low
- Lower flows in 2022
 - No other records as low
- Springs rebounded in 2023 after better winter conditions
- The City's wells are doing good

LEATHAM SPRINGS WATER PRODUCTION

GALLONS PER DAY

Year	August (low month)
2023	1,654,281 gallons
2022	335,418 gallons
2021	448,310 gallons
---	---
1992	474,063 gallons
---	---
Average (‘91 – ‘23)	1,284,063 gallons

DIVISION OF DRINKING WATER

REQUIREMENTS

- System Specific Sizing Standards
 - **Peak Day Source Demand – 3,200 gal/day/ERC**
 - Average Annual Demand – 458,183 gal/year/ERC
 - Equalization Storage – 1,252 gal/ERC
 - Fire Storage – 540,000 gal
- 156 ERC's in the upper pressure zone

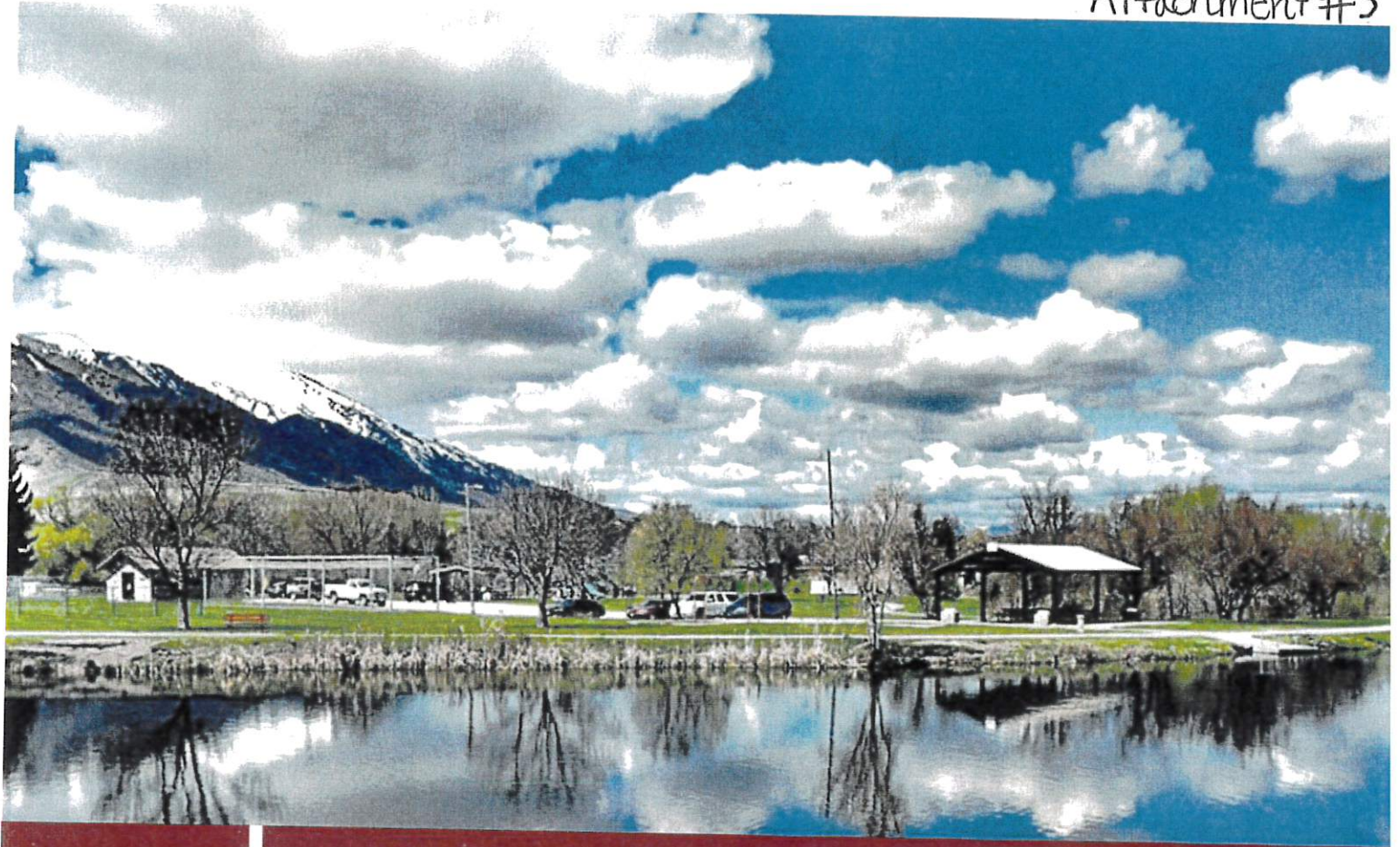
DIVISION OF DRINKING WATER

REQUIREMENTS

- DDW requirements for Upper Pressure Zone
 - $156 \text{ ERC} \times 3200 \text{ gal/day/ERC} = 499,200 \text{ gal. (on peak day)}$
- Peak Day Water Available (August 2022)
 - Peak day flow 335,418 gal/day
 - 4% owned by Mark Thompson 13,417 gal/day
 - **Total Available** 322,001 gal/day
- Peak Day Summary
 - Total Water Available 322,001 gal/day
 - Total Required (DDW) 499,200 gal/day
 - **Deficit** 177,199 gal/day

RECOMMENDATIONS

- Assume drought conditions could return at any time
- Be vigilant regarding water use restrictions in upper zone is drought conditions return
- Restrict any new demands on the upper zone system
- Seek new source for upper zone – continue with planned well drilling



Wellsville
GATEWAY TO CACHE VALLEY

Wellsville City

Water Rates Study Report

May 2024



ZIONS PUBLIC FINANCE, INC.



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Summary

Key Takeaways from the Study

Wellsville City (the City) continues its stable path of growth with a population 4,113 as of the 2022 census. This amounts to an average annual growth rate of 2.0 percent-per-year since 2018, when the City population stood at 3,828. At the same time, the City is planning for important capital projects while navigating post-COVID inflation effects, which have raised the cost of capital projects broadly. Therefore, rate increases are needed within the City's Water Fund.

The proposed rate structure provides revenue sufficiency for the City's Water Fund over the five-year study period, while also supporting a \$3.2M loan that equips the City to undertake its planned Well Drilling and Pump House Capital project in the near term.

Additionally, while utility fee changes do impact residents, Wellsville's proposed changes are within the range of fees charged by similarly sized municipalities in the region for $\frac{3}{4}$ " and 1" meter service, where most residential consumption lies.

TABLE 1: RECOMMENDED ANNUAL PERCENT CHANGE IN BASE & USER RATES IN THE WATER FUND

Recommended Annual Percent Change in Base & User Rates Across Funds						
Fund	2024	2025	2026	2027	2028	2029
Water Fund	0%	37%	10%	9%	9%	9%

Source: ZPFI as of May 2024.

The study sought to minimize the impact on residents while still equipping the City to pursue essential capital investments. The table below highlights the change an average resident may experience in the future.

TABLE 2: WHAT WILL THE AVERAGE RESIDENT PAY EACH MONTH?

What Will the Average Resident Pay Each Month?						
Fund	2024 (Current Bill)	2025	2026	2027	2028	2029
Water Fund	\$30.50	\$41.79	\$45.96	\$50.10	\$54.61	\$59.52
YoY % Change in Total Bill	0%	37%	10%	9%	9%	9%

Source: ZPFI as of May 2024.

This will allow Wellsville to continue to pursue its expected capital program, which is essential for new infrastructure and accommodating future growth.

TABLE 3: WELLSVILLE CITY 5-YEAR CAPITAL PLAN FOR WATER FUND

Wellsville City 5-Year Capital Plan for Water Fund							
Fund	2024	2025	2026	2027	2028	2029	Fund 5Y Total
Water Fund	\$0	\$3,515,035	\$0	\$0	\$176,248	\$1,079,581	\$4,770,864
Annual Total	\$0	\$3,515,035	\$0	\$0	\$176,248	\$1,079,581	

Source: ZPFI as of May 2024.

TABLE 4: REGIONAL COMPARISON – MONTHLY COST FOR BASE FEE AND USAGE UP TO 10,000 GALLONS

Regional Comparison - Monthly Cost for Base Fee and Usage up to 10,000 Gallons				
City	Meter Size			Population
	3/4"	1"	1-1/2"	
Hyde Park	\$32.25	\$32.25	\$32.25	5,328
River Heights	\$29.75	\$29.75	\$29.75	2,143
City of Lewiston	\$35.00	\$45.00	\$55.00	1,941
Millville City	\$46.00	\$46.00	\$46.00	2,435
Mendon City	\$54.00	\$54.00	\$54.00	1,342
Richmond	\$63.00	\$63.00	\$63.00	2,916
Wellsville City (Current)	\$30.50	\$30.50	\$61.00	4,137
Wellsville City (Proposed)	\$41.79	\$41.79	\$83.57	4,137

Source: ZPFI as of May 2024.

Comparing proposed increases in Wellsville for fiscal year 2025 versus regional communities, we see from the table above that Wellsville's rates, for a ¾" connection using 10,000 gallons per month, will be approximately 4% higher on average than the peer group listed above. However, Wellsville's rates are lower than Millville, Mendon, and Richmond. Most residential users fall into this ¾", 10,000 gallon per month category.

Background and Approach

Rates must be designed to keep up with changes in operational and capital costs and must be structured to serve customer needs fairly and equitably. As such, Wellsville City has two components to its water rates: 1) a base rate charged to all customers monthly; and 2) a flow rate tied to actual demands placed on the system.

The approach used in this analysis is commonly referred to as a "revenue sufficiency model." All expenses (operating and capital) are first calculated, and then rates are structured to cover annual expenses, maintain sufficient debt service ratios, and to keep at least 180 days on hand in the water utility fund.

Water Rates

The below sections summarize the current conditions and anticipated growth of Wellsville City's Water Fund. Additionally, proposed changes are presented to highlight the need for updates with respect to Water Fund rates.

Growth Projections

Growth in culinary water equivalent residential connections (ERCs) is based on historical growth in the City and is projected at an average rate of 23 ERCs per year over the five-year period from 2025-2029.

TABLE 5: PROJECTED CULINARY ERC GROWTH

Water ERC Growth	2024	2029
101 - Water - 3/4" & 1" MTR - City	1,229	1,344
102 - Water - 1 1/2" MTR - City	2	2

Water ERC Growth	2024	2029
103 - Water - 2" City - Monthly	5	5
104 - Water - 3" Meter - City	0	0
105 - Water - 4" Meter - City	1	1
106 - Water - 6" Meter - Heritage Center	1	1
107 - Water - 6" Meter - City	1	1
108 - Water - 1" Meter - City - Monthly	4	4
109 - Water - 8" Meter - City - Monthly	1	1
110 - Water - 2" City - Bi-Monthly	3	3
111 - Water - 3/4" & 1" MTR - County	5	5
112 - Water - 3/4" MTR-County-No Overage/WTR Right	1	1
116 - Water - 6" Meter - County	1	1

Source: ZPFI as of May 2024.

Operating Expenses

Growth in operating expenses is conservatively projected at an average annual rate of five percent per year with a few exceptions. In fiscal year 2025, specific operating expense projections are included based on Staff input and anticipated 2025 budgets.

Outstanding Debt

There is existing debt through 2027 with the fund paying for minor debt service on the Utah Board of Water Resources Revenue bond at \$5,000 per-year. Please see the table below for the Water Fund's existing debt schedule.

TABLE 6: EXISTING DEBT

Water Fund Existing Debt	2024	2025	2026	2027	2028	2029
Utah Board of Water Resources Revenue Bond	\$5,000	\$5,000	\$5,000	\$5,000	\$0	\$0
Total	\$5,000	\$5,000	\$5,000	\$5,000	\$0	\$0

Source: ZPFI as of May 2024.

Capital Projects

As mentioned in the broader introduction, the City plans important water capital initiatives as its main near-term project is the Well Drilling and Pump House capital project. A breakdown of these projects is provided below. ZPFI notes these expenses are slightly higher than adopted budgets as we add a future inflation factor of five percent per year to estimated capital construction costs.

TABLE 7: WATER CAPITAL PROJECTS

Wellsville City 5-Year Capital Plan for Water Fund							
Project	2024	2025	2026	2027	2028	2029	Fund 5Y Total
Well Drilling and Pump House		\$3,515,035					\$3,515,035
Upsize Waterline from Gravel Pit Tanks to 200 West						\$765,463	\$765,463
Replace Waterline from Lindley reservoir to 1600 S Line						\$314,118	\$314,118
Relace 200 West from 800S to Grace Owns and PRV					\$176,248		\$176,248
Annual Total	\$0	\$3,515,035	\$0	\$0	\$176,248	\$1,079,581	\$4,770,864

Source: ZPFI as of May 2024.

Rate Structuring

Current rates are structured as follows:

TABLE 8: CURRENT RATES

Base Rates	Amount
101 - Water - 3/4" & 1" MTR - City	\$30.50
102 - Water - 1 1/2" MTR - City	\$61.00
103 - Water - 2" City - Monthly	\$105.60
104 - Water - 3" Meter - City	\$220.60
105 - Water - 4" Meter - City	\$334.10
106 - Water - 6" Meter - Heritage Center	\$122.00
107 - Water - 6" Meter - City	\$560.95
108 - Water - 1" Meter - City - Monthly	\$30.50
109 - Water - 8" Meter - City - Monthly	\$787.45
110 - Water - 2" City - Bi-Monthly	\$105.60
111 - Water - 3/4" & 1" MTR - County	\$61.00
112 - Water - 3/4" MTR-County-No Overage/WTR Right	\$61.00
116 - Water - 6" Meter - County	\$200.00
Usage Rates 101 - 110	
0-20,000	\$0.00
20,000-50,000	\$0.60
> 50,000	\$0.80
Usage Rates 111 - 116	
0-20,000	\$0.00
20,000-50,000	\$1.20
> 50,000	\$1.60

Source: Wellsville City, ZPFI as of May 2024.

Proposed Rates

To ensure revenue sufficiency in the Water Fund over the coming five-year period rates increases will be required. The proposed structure is designed to allow the fund to maintain its expected capital projects program while also ensuring stable operations.

TABLE 9: PROPOSED RATES

Proposed Rates	Amount by Fiscal Year				
Base Rates	2025	2026	2027	2028	2029
101 - Water - 3/4" & 1" MTR - City	\$41.79	\$45.96	\$50.10	\$54.61	\$59.52
102 - Water - 1 1/2" MTR - City	\$83.57	\$91.93	\$100.20	\$109.22	\$119.05
103 - Water - 2" City - Monthly	\$144.67	\$159.14	\$173.46	\$189.07	\$206.09
104 - Water - 3" Meter - City	\$302.22	\$332.44	\$362.36	\$394.98	\$430.52
105 - Water - 4" Meter - City	\$457.72	\$503.49	\$548.80	\$598.19	\$652.03
106 - Water - 6" Meter - Heritage Center	\$167.14	\$183.85	\$200.40	\$218.44	\$238.10
107 - Water - 6" Meter - City	\$768.50	\$845.35	\$921.43	\$1,004.36	\$1,094.75
108 - Water - 1" Meter - City - Monthly	\$41.79	\$45.96	\$50.10	\$54.61	\$59.52
109 - Water - 8" Meter - City - Monthly	\$1,078.81	\$1,186.69	\$1,293.49	\$1,409.90	\$1,536.79
110 - Water - 2" City - Bi-Monthly	\$144.67	\$159.14	\$173.46	\$189.07	\$206.09
111 - Water - 3/4" & 1" MTR - County	\$83.57	\$91.93	\$100.20	\$109.22	\$119.05

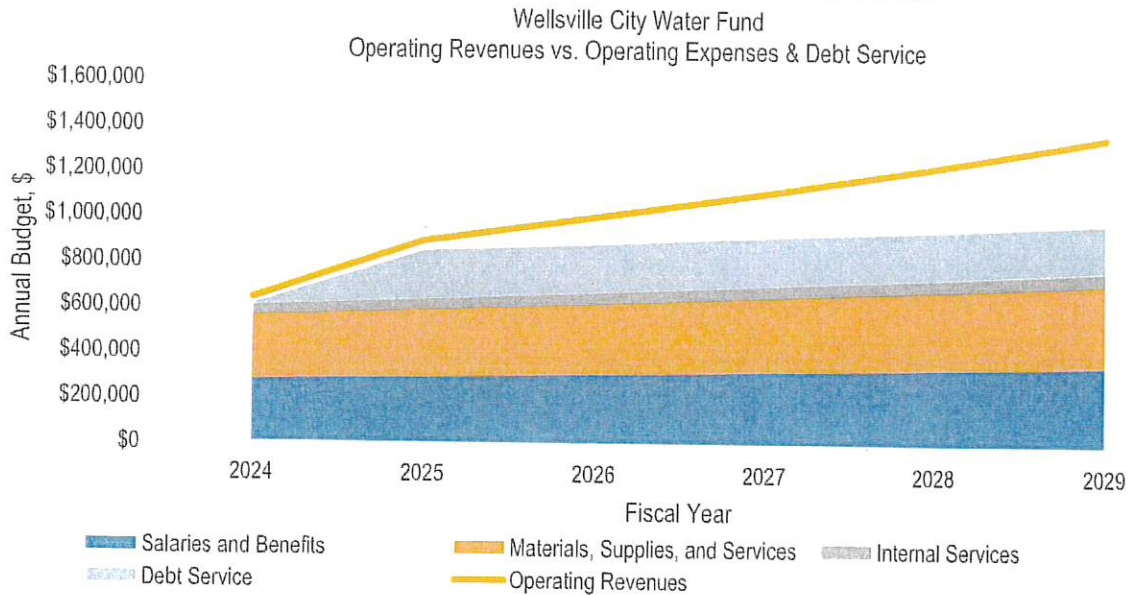
112 - Water - 3/4" MTR-County-No Overage/WTR Right	\$83.57	\$91.93	\$100.20	\$109.22	\$119.05
116 - Water - 6" Meter - County	\$274.00	\$301.40	\$328.53	\$358.09	\$390.32
Usage Rates 101 - 110	2025	2026	2027	2028	2029
0-20,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
20,000-50,000	\$0.82	\$0.90	\$0.99	\$1.07	\$1.17
> 50,000	\$1.10	\$1.21	\$1.31	\$1.43	\$1.56
Usage Rates 111 - 116					
0-20,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
20,000-50,000	\$1.64	\$1.81	\$1.97	\$2.15	\$2.34
> 50,000	\$2.19	\$2.41	\$2.63	\$2.86	\$3.12

Source: ZPFI as of May 2024.

Further Analysis

The proposed rates structure above is designed to allow the fund to pay its operating expenses while still undertaking its intended capital plan over the five-year-period.

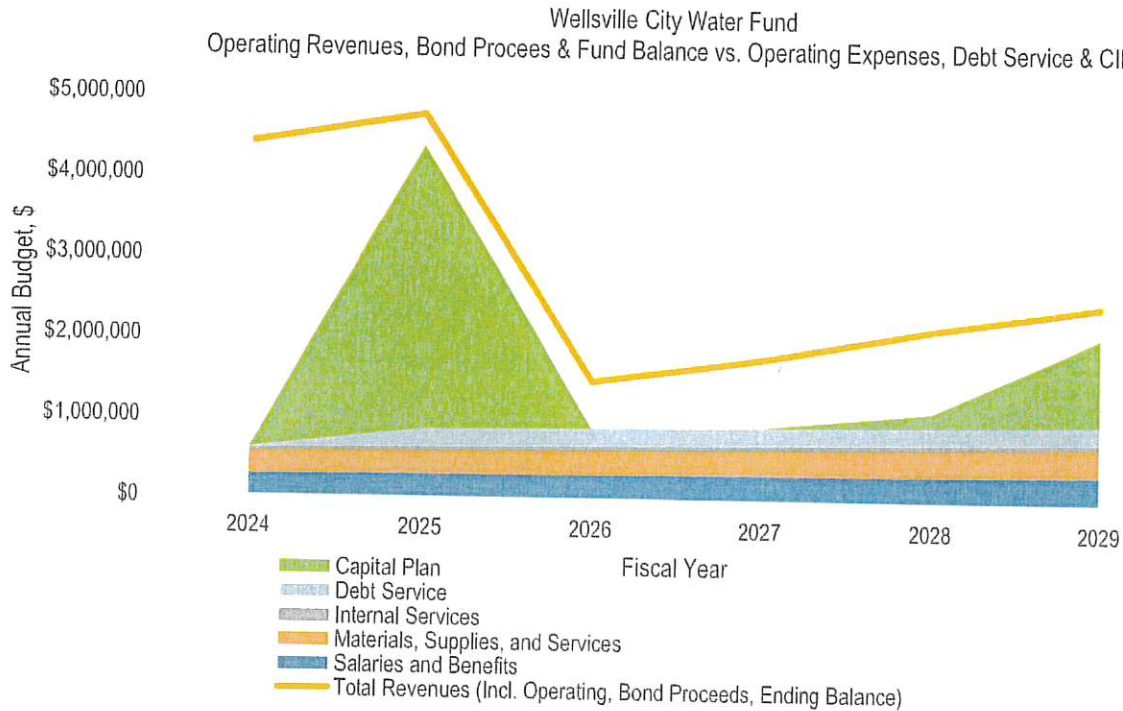
CHART 1: WELLSVILLE WATER FUND OPERATING REVENUES VS. OPERATING EXPENSES & DEBT SERVICE



Source: ZPFI as of May 2024.

The below chart highlights that when factoring all revenues, inclusive of new loan proceeds, revenues cover operating expenses, debt service, and the fund's capital program.

CHART 2: WELLSVILLE CITY WATER FUND OPERATING REVENUES, BOND PROCEEDS & FUND BALANCES VS. OPERATING EXPENSES, DEBT SERVICE AND CIP



Source: ZPFI as of May 2024.

Next, a table of key metrics also illuminates that this scenario is sustainable given that debt service coverage ratios remain above 1.2 for the five-year-period and fund cash balances remain stable through the future five-year-period.

TABLE 10: WATER FUND KEY METRICS

Water Fund Key Metrics	2024	2025	2026	2027	2028	2029
Net Revenues Before Debt Service	\$100,011	\$324,389	\$398,800	\$473,802	\$558,566	\$654,188
Debt Service	(\$212,404)	(\$212,404)	(\$212,404)	(\$207,404)	(\$207,404)	(\$207,404)
Capital Expenses	\$0	(\$3,515,035)	\$0	\$0	(\$176,248)	(\$1,079,581)
Ending Cash Balances	\$3,795,011	\$391,962	\$578,359	\$839,757	\$1,014,671	\$381,875
Debt Service Coverage Ratio	20.00	1.53	1.88	2.23	2.69	3.15
Days Cash on Hand	2,284	225	316	437	502	180

Source: ZPFI as of May 2024.

Lastly, we compare the above scenario with an alternative where no changes are made to the existing rates structure. This analysis demonstrates that the fund would not be able to undertake its intended capital plan as revenues before debt service would eventually become negative within the study period.

TABLE 11: WATER FUND KEY METRICS – IF NO RATE CHANGES UNDERTAKEN

Water Fund Key Metrics	2024	2025	2026	2027	2028	2029
Net Revenues Before Debt Service	\$100,011	\$83,555	\$63,048	\$40,949	\$17,179	(\$8,346)
Debt Service	(\$5,000)	(\$5,000)	(\$5,000)	\$0	\$0	\$0
Capital Expenses	\$0	(\$3,515,035)	\$0	\$0	(\$176,248)	(\$1,079,581)
Ending Cash Balances	\$595,011	(\$2,841,468)	(\$2,783,420)	(\$2,747,471)	(\$2,906,540)	(\$3,994,467)
Debt Service Coverage Ratio	20.00	16.71	12.61	8.19	-	-
Days Cash on Hand	358	(1,629)	(1,520)	(1,428)	(1,439)	(1,884)

Source: ZPFI as of May 2024.

Conclusion

Wellsville City is well-positioned to continue to invest in the future of its water infrastructure. While near-term rate increases will impact residents, these adjustments will allow the city to sustain the health of its water operations and capital plan. Future proposed rates are within the range of peer communities for residents consuming up to 10,000 gallons of water per month.

Appendix

The full proposed rates schedule is placed below again for reference.

TABLE 12: PROPOSED RATES

Proposed Rates	Amount by Fiscal Year				
	2025	2026	2027	2028	2029
Base Rates					
101 - Water - 3/4" & 1" MTR - City	\$41.79	\$45.96	\$50.10	\$54.61	\$59.52
102 - Water - 1 1/2" MTR - City	\$83.57	\$91.93	\$100.20	\$109.22	\$119.05
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106 - Water - 6" Meter - Heritage Center	\$167.14	\$183.85	\$200.40	\$218.44	\$238.10
107 - Water - 6" Meter - City	\$768.50	\$845.35	\$921.43	\$1,004.36	\$1,094.75
108 - Water - 1" Meter - City - Monthly	\$41.79	\$45.96	\$50.10	\$54.61	\$59.52
109 - Water - 8" Meter - City - Monthly	\$1,078.81	\$1,186.69	\$1,293.49	\$1,409.90	\$1,536.79
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> 50,000	\$1.10	\$1.21	\$1.31	\$1.43	\$1.56
Usage Rates 111 - 116					
0-20,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
20,000-50,000	\$1.64	\$1.81	\$1.97	\$2.15	\$2.34
> 50,000	\$2.19	\$2.41	\$2.63	\$2.86	\$3.12
	% Change by Fiscal Year				
	2025	2026	2027	2028	2029
Proposed Annual % Change in Rates	37.0%	10.0%	9.0%	9.0%	9.0%

Wellsville City Water Rates Study



Wellsville
GATEWAY TO CATCH VALLEY

May 2024

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Key Takeaways

Wellsville
Continues to
Grow

+2%
per Year

Capital
Investment
Sustains Water
System for
Future

\$3.3M

Well Drilling and
Pump House

Water Rate
Changes are
Proposed

+\$11.29
/Month

Increase for 3/4" and 1"
meter connections up
to 10,000 gal./month.
Monthly bill = \$41.79.

New Charges
Are In Range of
Regional
Communities

+4.0%¹

Higher rate vs.
average of group of 5
regional communities
for 3/4" connection
up to 10,000 gallons
per month

Attachment #4

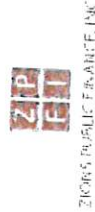
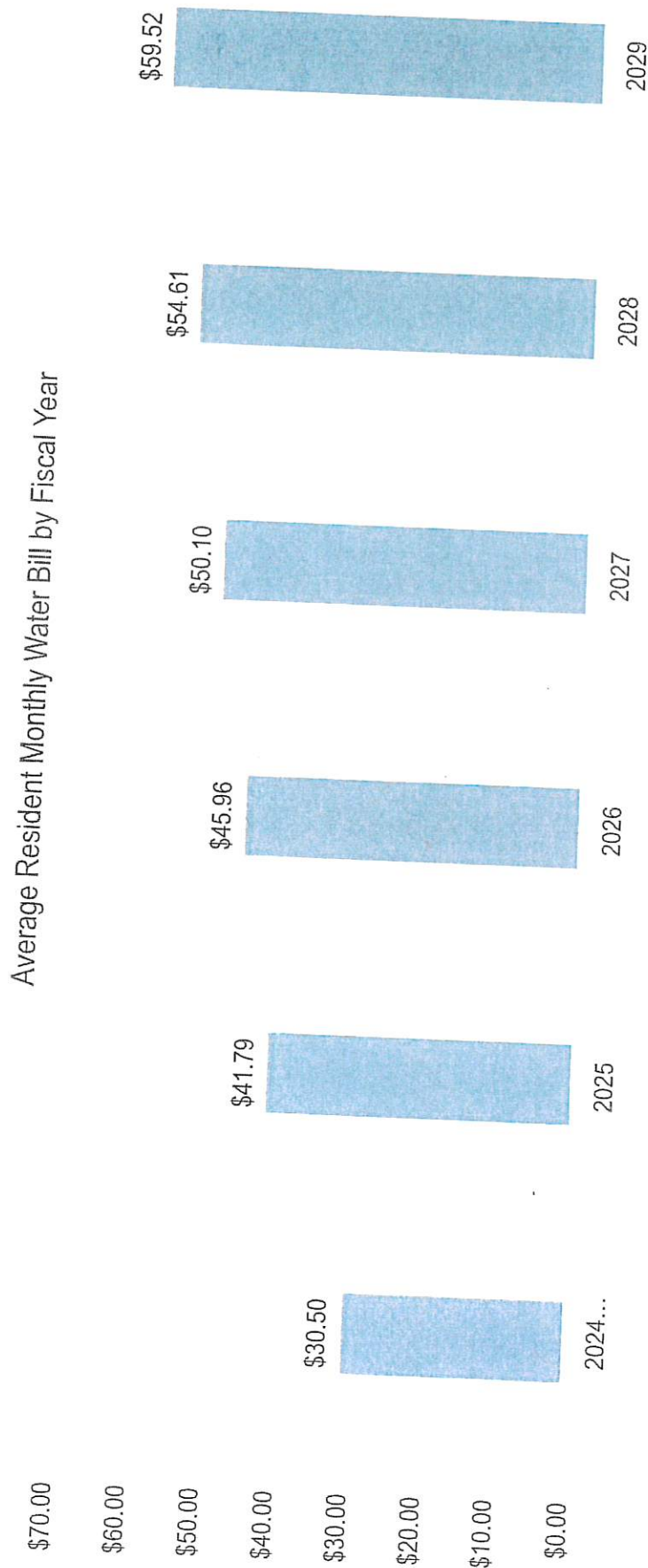


ZIONS PUBLIC FINANCE, INC.

e: Zions Public Finance. As of May 2024. 1. Analysis compares 3/4" user up
000 gallons per month across six similarly sized municipalities.

What is Changing?

an average resident would experience the below monthly bill over the coming fiscal years.



© Zions Public Finance. As of May 2024.

How Do We Compare?

Wellsville's new rates, in 2025, would be lower than some and higher than others when compared to other regional municipalities of similar size, 4.0%¹ higher when averaged across these entities.



Regional Comparison - Monthly Cost for Base Fee and Usage up to 10,000 Gallons

City	Meter Size				Population
	3/4"	1"	1-1/2"	2"	
Hyde Park	\$32.25	\$32.25	\$32.25		5,328
River Heights	\$29.75	\$29.75	\$29.75		2,143
City of Lewiston	\$35.00	\$45.00	\$55.00		1,941
Millville City	\$46.00	\$46.00	\$46.00		2,435
Mendon City	\$54.00	\$54.00	\$54.00		1,342
Richmond	\$63.00	\$63.00	\$63.00		2,916
Wellsville City (Current)	\$30.50	\$30.50	\$61.00		4,137
Wellsville City (Proposed)	\$41.79	\$41.79	\$83.57		4,137



ZIONS PUBLIC FINANCE, INC.

a: Zions Public Finance. As of May 2024. 1. Analysis compares 3/4" user up to 10,000 gallons per month.

Capital Projects

Need for water system capital investments frequently arise from two main sources.

System Growth

As communities grow, costs rise¹

Aging Infrastructure

As existing infrastructure ages, costs rise

¹ e: Zions Public Finance. As of May 2024. 1. This is partially addressed with impact fees, which are outside the scope of this study.



ZIONS PUBLIC FINANCE, INC.

Capital Projects

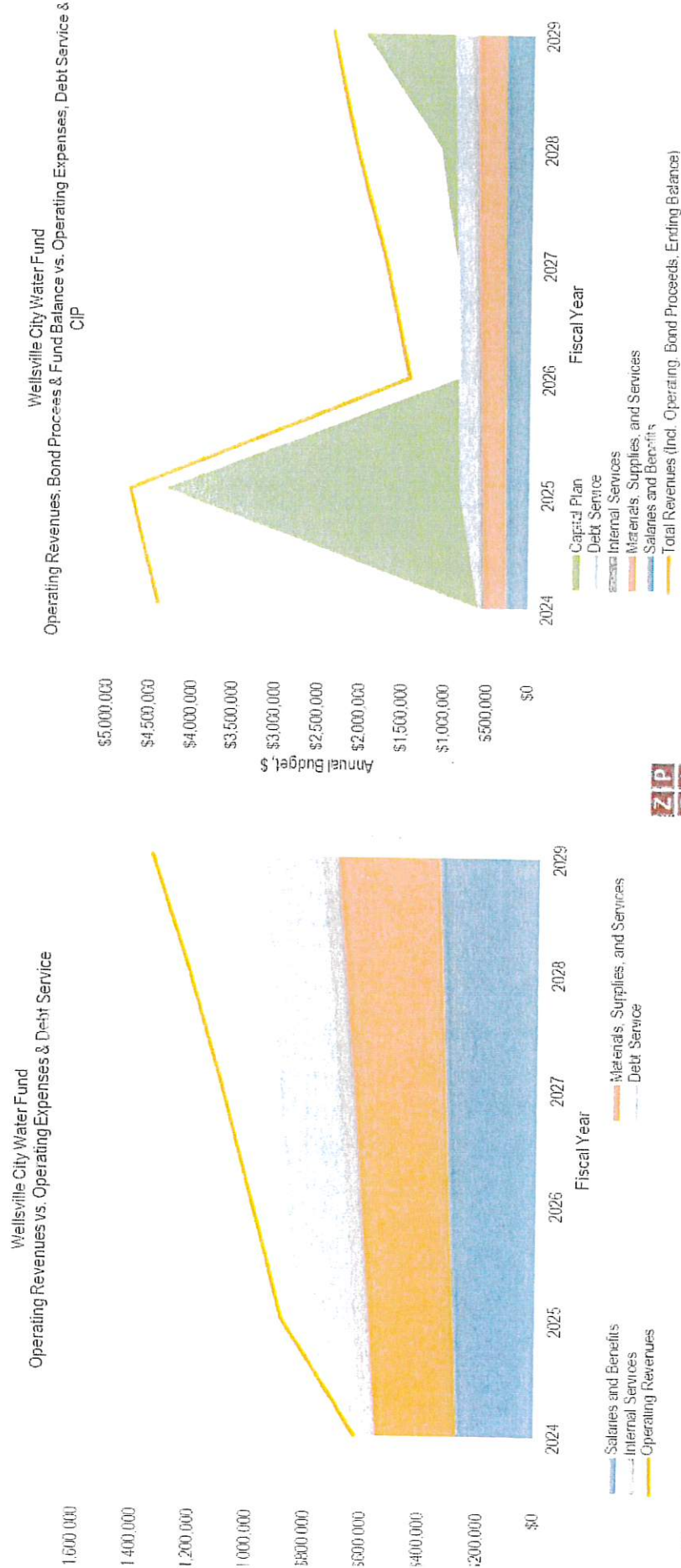
This plan allows Wellsville to continue operating its water system while executing on needed capital investment.

Project	Wellsville City 5-Year Capital Plan for Water Fund					Fund 5Y Total
	2024	2025	2026	2027	2028	
Well Drilling and Pump House		\$3,515,035				\$3,515,035
Upsize Waterline from Gravel Pit Tanks to 200 West					\$765,463	\$765,463
Replace Waterline from Lindley reservoir to 1600 S Line					\$314,118	\$314,118
Relace 200 West from 800S to Grace Owns and PRV					\$176,248	\$176,248
Annual Total	\$0	\$3,515,035	\$0	\$0	\$1,079,581	\$4,770,864



Fund Health

The new rates structure provides operational stability for Water Fund operations while so achieving its capital plan.



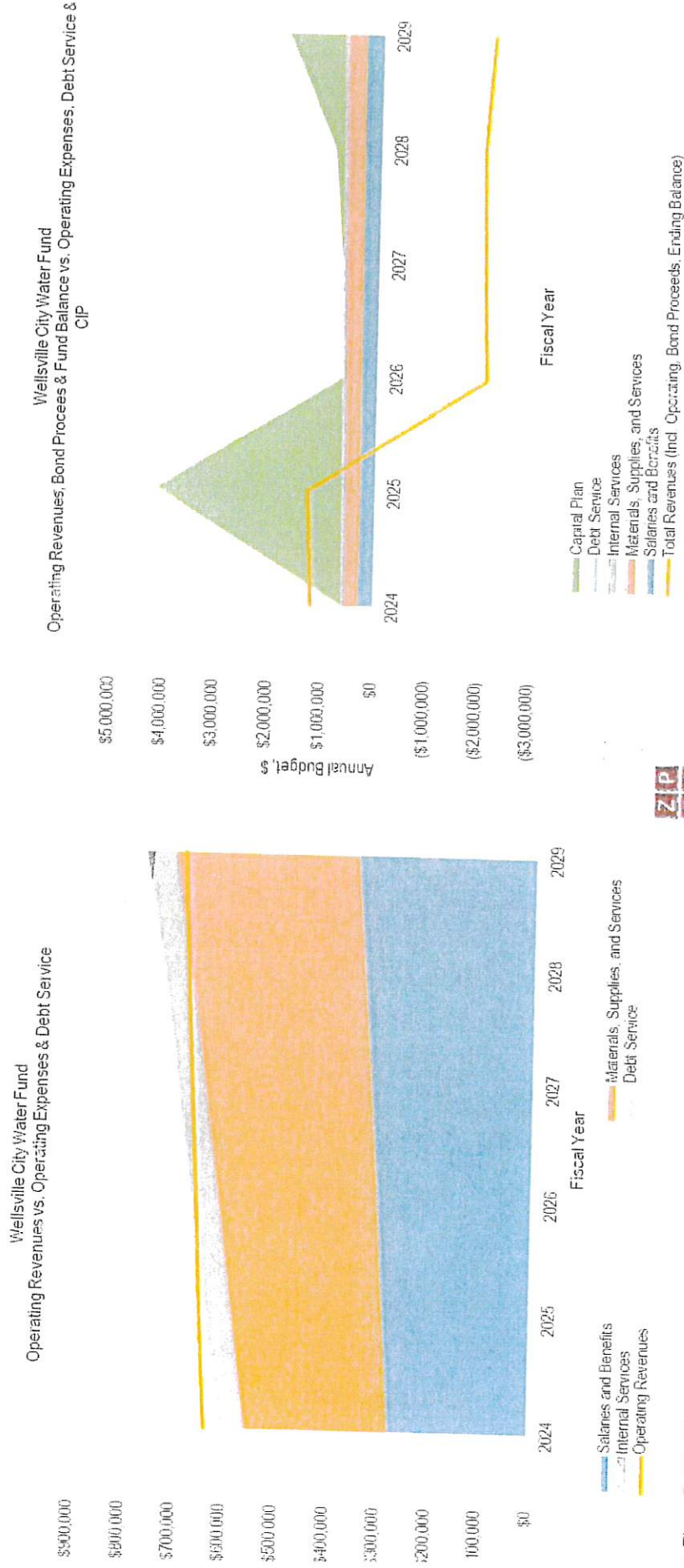
a: Zions Public Finance, As of May 2024.



ZIONS PUBLIC FINANCE, INC.

Fund Health – What if We Did Nothing?

Over time, operations become unsustainable while the capital program would not be achieved.



3: Zions Public Finance, As of May 2024.

Existing and Proposed Rates Structure

The new rates structure would require annual changes that taper toward the end of the five-year period.

		Proposed Annual % Change in Rates				% Change by Fiscal Year					
		2025	2026	2027	2028	2029					
		37.0%	10.0%	9.0%	9.0%	9.0%					
Current Rates	Proposed Rates	Amount by Fiscal Year									
Base Rates	Base Rates	2025	2026	2027	2028	2029					
101 - Water - 3/4" & 1" MTR - City	101 - Water - 3/4" & 1" MTR - City	\$30.50	\$41.79	\$45.96	\$50.10	\$54.61	\$59.52				
102 - Water - 1 1/2" MTR - City	102 - Water - 1 1/2" MTR - City	\$61.00	\$83.57	\$91.93	\$100.20	\$109.22	\$119.05				
103 - Water - 2" City - Monthly	103 - Water - 2" City - Monthly	\$105.60	\$144.67	\$159.14	\$173.46	\$189.07	\$206.09				
104 - Water - 3" Meter - City	104 - Water - 3" Meter - City	\$220.60	\$302.22	\$332.44	\$362.36	\$394.98	\$430.52				
105 - Water - 4" Meter - City	105 - Water - 4" Meter - City	\$334.10	\$457.72	\$503.49	\$548.80	\$598.19	\$652.03				
106 - Water - 6" Meter - Heritage Center	106 - Water - 6" Meter - Heritage Center	\$122.00	\$167.14	\$183.85	\$200.40	\$218.44	\$238.10				
107 - Water - 6" Meter - City	107 - Water - 6" Meter - City	\$560.95	\$768.50	\$845.35	\$921.43	\$1,004.36	\$1,094.75				
108 - Water - 1" Meter - City - Monthly	108 - Water - 1" Meter - City - Monthly	\$30.50	\$41.79	\$45.96	\$50.10	\$54.61	\$59.52				
109 - Water - 8" Meter - City - Monthly	109 - Water - 8" Meter - City - Monthly	\$787.45	\$1,078.81	\$1,186.69	\$1,293.49	\$1,409.90	\$1,536.79				
110 - Water - 2" City - Bi-Monthly	110 - Water - 2" City - Bi-Monthly	\$105.60	\$144.67	\$159.14	\$173.46	\$189.07	\$206.09				
111 - Water - 3/4" & 1" MTR - County	111 - Water - 3/4" & 1" MTR - County	\$61.00	\$83.57	\$91.93	\$100.20	\$109.22	\$119.05				
112 - Water - 3/4" MTR-County-No Overage/WTR	112 - Water - 3/4" MTR-County-No Overage/WTR	\$61.00	\$83.57	\$91.93	\$100.20	\$109.22	\$119.05				
Right	Right										
116 - Water - 6" Meter - County	116 - Water - 6" Meter - County	\$200.00	\$274.00	\$301.40	\$328.53	\$358.09	\$390.32				
Usage Rates 101 - 110	Usage Rates 101 - 110										
0-20,000	0-20,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
20,000-50,000	20,000-50,000	\$0.60	\$0.82	\$0.90	\$0.99	\$1.07	\$1.17				
> 50,000	> 50,000	\$0.80	\$1.10	\$1.21	\$1.31	\$1.43	\$1.56				
Usage Rates 111 - 116	Usage Rates 111 - 116										
0-20,000	0-20,000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
20,000-50,000	20,000-50,000	\$1.20	\$1.64	\$1.81	\$1.97	\$2.15	\$2.34				
> 50,000	> 50,000	\$1.60	\$2.19	\$2.41	\$2.63	\$2.86	\$3.12				



ZIP 101
ZIONS PUBLIC FINANCE, INC.

As of May 2024.

Appendix

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Preserving Fund Health

he proposed rates structure provides adequate cash balance and debt service overages ratios.

Water Fund Key Metrics	2024	2025	2026	2027	2028	2029
Net Revenues Before Debt Service	\$100,011	\$324,389	\$398,800	\$473,802	\$558,566	\$654,188
Debt Service	(\$212,404)	(\$212,404)	(\$212,404)	(\$207,404)	(\$207,404)	(\$207,404)
Capital Expenses	\$0	(\$3,515,035)	\$0	\$0	(\$176,248)	(\$1,079,581)
Ending Cash Balances	\$3,795,011	\$391,962	\$578,359	\$839,757	\$1,014,671	\$381,875
Debt Service Coverage Ratio	20.00	1.53	1.88	2.23	2.69	3.15
Days Cash on Hand	2,284	225	316	437	502	180

a: Zions Public Finance. As of May 2024.



ZIONS PUBLIC FINANCE, INC.

Water Fund 5Y Projected Expenses and Revenues

Water Fund 5Y Projected Expenses and Revenues						
Expense	2024	2025	2026	2027	2028	2029
Salaries and Benefits	\$279,465	\$293,438	\$308,110	\$323,516	\$339,691	\$356,676
Materials, Supplies, and Services	\$281,299	\$295,364	\$310,132	\$325,639	\$341,921	\$359,017
Internal Services	\$45,665	\$47,948	\$50,346	\$52,863	\$55,506	\$58,281
Operating Expenses	\$606,429	\$636,750	\$668,588	\$702,017	\$737,118	\$773,974
Debt Service	\$5,000	\$212,404	\$212,404	\$212,404	\$207,404	\$207,404
Capital Plan	\$0	\$3,515,035	\$0	\$0	\$176,248	\$1,079,581
Total Expenses	\$611,429	\$4,364,189	\$880,992	\$914,421	\$1,120,770	\$2,060,959
Revenue						
Base Charges	\$484,534	\$678,816	\$759,383	\$841,555	\$932,368	\$1,032,709
Usage Charges	\$152,504	\$212,920	\$238,602	\$264,861	\$293,913	\$326,050
Operating Revenues	\$637,037	\$891,736	\$997,985	\$1,106,416	\$1,226,281	\$1,358,760
Total Revenues (Incl. Operating, Bond Proceeds, Ending Balance)	\$4,406,440	\$4,756,150	\$1,459,350	\$1,754,178	\$2,135,441	\$2,442,833



ZIONS PUBLIC FINANCE, INC.

Source: Zions Public Finance, May 2024.

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

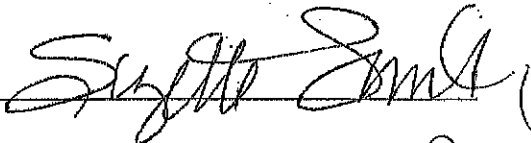
I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name:



Address:

61 W. 100 N

Date:

07/01/2024

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider Issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Glade Smith

Address: 61 W. 100 N.

Date: July 1st 2024

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name:

Kim Archibald

Address:

262 W 100W Wellsville

Date:

6/24/2011

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburdened family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Stephanie & Carl Stokes

Address: 77 W 300 N, Wellsville, UT 84339

Date: 6/27/24

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Glenna Coleman

Address: 311 N 100 W

Date: 27 June 2024

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Lannis Sorensen

Address: 377 N 200 W

Date: June 27, 2024

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Stacy Bowen

Address: 290 N. 100 W.

Date: 10/28/24

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Megan Coleman

Address: 321 N 100 W Wellsville

Date: 7-01-2024

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburdened family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Austin Kohler

Address: 61 W Main St., Wellsville UT

Date: 7/2/2024

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Shan Hamilton

Address: 80 N 100 W

Date: 7-1-2024

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Kirk & Cindy Farmer

Address: 50 W. 100 No.

Date: 6.28.2024

Concerns =

- Tennis Courts that aren't maintained for use.
- Why can't we get a Bus Service? Many residents would benefit from this.
- Is anything being done so the Wellsville Youth have somewhere to go for activities?
- We'd like a little more info on the Water Bond

W
City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburdened family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Dominick Andersen

Address: 77 North Center St.

Date: 7/2/29

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Norman Leatham

Address: 81 North Center

Date: July 23-24

Jo

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Shanna Burningham

Address: 20 S. 450 E

Date: 6/26/2024

Why are we not applying for any available grants?

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburdened family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

We need more questions answered first!
I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Stacie Gibson

Address: 580 S 200 W, Wellsville

Date: 7/02/24

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Verlo + Kathleen Howell

Address: 382 West 235 N Wellsville

Date: 6-30-2024

We have lived in our home for 17 years and still can't get water out of our tap when the sprinklers are on. Please consider the problems that already exist in Wellsville before increasing the homes on the system. That doesn't even include our \$700.⁰⁰ a month power bills to run a water pump for the sprinklers. Please fix our problem.

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: BRUCE ROTHLEBERGER

Address: 75 W 100 N

Date: 6/26/24

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Sharydin Meek

Address: 83 W 100 N Wellsville UT
84339

Date: 6/26/24

City Council of the City of Wellsville, Utah
 75 East Main
 Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburdened family's finances. With inflation at an all-time high, increased rent, food and gas ^{plus good} prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been ^{possibility of} significantly addressed as to why they are needed at this time and who ultimately will benefit from the ^{increase in} improvements that all residents are being asked to pay for with higher utility rates. ^{electricity}

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Kaylin Cunn

Address: 364 West 235 North

Date: July 2, 2021

I strongly oppose this. I understand this is for the houses that a developer wants in the canyon. Why is something new and irrelevant to the already existing town of Wellsville being planned when there are already water issues -- low pressure of water. ~~the water~~ ^{low} the water pressure needs to be addressed before anything else is started.

Also, there needs to be more information about the bond and not just to say "the city is not the one to do it"

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburdened family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Ehrich Johnston

Address: 145 N 100 W

Date: 6/26/24

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Jace Gunnell

Address: 241 East Main Street

Date: 6-26-24

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name:

Nathan

Address:

195 N 100 W

Date:

6/26/24

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburdened family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Rachel Cook

Address: 135 W. 200 N.

Date: 6/26/24

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider Issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Debbie Salvesen

Address: 230 N 200W

Date: 6/26/2024

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Dorinda Campbell

Address: 214 N 200 W Wellsville Utah

Date: 6-26-24

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Amber Beus

Address: 193 W 100 N Wellsville

Date: 16/26/2024

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburdened family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,


Name: Cheryl VanDerWeide

Address: 95 N 10th

Date: 6/26/2024

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name:

Sheri Hamilton

Address:

80 No. 100 W.

Date:

6-26-24

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Jakyn Rowse

Address: 77 N 100 W Wellsville, UT 84339

Date: 6/26/24

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Vira Cutler

Address: 646 S Center Wellsville

Date: 6/26/2024

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Kenzie Gunnell

Address: 241 E Main St.

Date: 6/26/24

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Brittany Ryan

Address: 175 n. Center St. Wellsville

Date: 6/26/24

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Sierra Singleton

Address: 161 N. 100 W.

Date: 6/25/24

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Pam [Signature]

Address: 173 n 100w

Date: 6-28-24

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Jody Benson

Address: 236 N 100 W

Date: 6/28/24

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburdened family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Jane Parker

41 W 200 N
Address: Wellsville, Utah 84339

Date: 6-28, 2024

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburdened family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Sarah Jaggi

Address: 201 N Center

Date: 4/28/24

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name:

Sandra Bradshaw

Address:

191 N. Center

Date:

6-28-2024

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider Issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Christian Nelson

Address: 62 N Center

Date: 06/28/2024

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, It is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Michael Cowley

Address: 266 E 300 S

Date: 28 Jun 2024

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name: Carissa Sawyer

Address: 139 N 100 W

Date: 28 June 2024

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburden family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name:

Mrs. Kuper

Address:

109 N. Center

Date:

6/28/2024

City Council of the City of Wellsville, Utah
75 East Main
Wellsville, Utah 84339

Dear Wellsville City Council,

I am signing this letter to express my strong opposition to the proposed water bond issuance.

The bond would increase Wellsville's residents monthly water bill substantially putting a strain on already overburdened family's finances. With inflation at an all-time high, increased rent, food and gas prices, it is a struggle to make ends meet. Additionally, the proposed improvements have not been significantly addressed as to why they are needed at this time and who ultimately will benefit from the improvements that all residents are being asked to pay for with higher utility rates.

I strongly urge you to reconsider issuing this bond. Thank you for your understanding in this matter.

Sincerely,

Name:



Address:

580 S 200 W

Date:

6/30/24

Thanks so much,
J R Petersen

Attachment #6

On 07/01/2024 8:53 AM MDT Mike Cowley <mscow20@hotmail.com> wrote:

I am writing to express my opposition to the proposed issuance of non-voted revenue bonds for improvements to the city's water system. While infrastructure upgrades are essential, I have several concerns regarding the transparency, details of the project, and the timing of the public meeting.

1. **Lack of Detailed Project Information:** The proposal outlines improvements including drilling a new well, constructing a well house, pump line to an existing reservoir, and a flushing/drain line. However, specific details such as the exact locations, environmental impact assessments, and alternatives considered are not adequately disclosed. Residents deserve a comprehensive understanding of the project's scope, costs, and potential impacts before committing to such a significant financial undertaking.
2. **Financial Transparency:** The issuance of \$3,200,000 in non-voted revenue bonds over a 20-year period at a 2.40% interest rate will result in increased water rates over the next five years. While the projected rate increases are provided, there is limited information on how these figures were calculated and whether alternative financing options or cost-saving measures were explored. Clear justification for the proposed funding approach and a breakdown of anticipated costs should be made available to the public for scrutiny and feedback.
3. **Community Consultation:** While there is a 15-day public comment period stipulated, the complexity and long-term implications of this project necessitate more extensive community consultation. Meaningful engagement should include opportunities for residents to provide input on the project's priorities, potential alternatives, and financial planning. Ensuring that public concerns and suggestions are genuinely considered is essential for fostering trust and accountability in decision-making.
4. **Timing of Public Meeting:** The scheduled meeting date of July 3 at 6 pm raises concerns about adequate public participation. Given its proximity to the July 4 holiday, many residents may be unavailable or distracted during this time. It is crucial that all residents have a fair opportunity to participate in discussions concerning such a significant financial commitment to our community's future.
5. **Long-term Financial Implications:** Committing to repayments from the net revenues of the water system raises concerns about the long-term financial stability and flexibility of the city. It is crucial to provide a detailed financial analysis demonstrating the feasibility of servicing the debt without compromising other essential services or triggering further rate increases beyond those currently projected.

the City Council to prioritize transparency and provide detailed, accessible information to the community regarding the proposed water system upgrades. Residents deserve clarity on the project's scope, costs, alternatives considered, and anticipated impacts before any final decisions are made.

Attachment #6

----- Forwarded message -----

From: **Mark Benson** <mark.benson800@gmail.com>
Date: Fri, Jun 28, 2024, 11:04 PM
Subject: Re: Public Notice for Public Record
To: GTSA Saxton <gtsasaxton@gmail.com>
Cc: <99260@comcast.net>, Aaron Walker <aaron.walker@loganutah.org>, Adam Brandt <timber.framing@hotmail.com>, Amy Macavinta <amacavinta@hjnews.com>, Bankhead, Penny <pjbankhead@gmail.com>, Barkume, Tom <tbarkume@hotmail.com>, Bell, David <dlb_fab@icloud.com>, Blackham, Sharla <jasonsharla@aol.com>, Bowen, Nick <bowens6343@gmail.com>, Brasfield, Fred <fbrasfield54@gmail.com>, Brooks Nielsen <bnielsen@cachesheriff.com>, Cara Mortensen <hotsoccermom@msn.com>, Carl Leatham <leathamcp@hotmail.com>, Carol Nyman <carolnyman@comcast.net>, Casey Sutherland <csutherland@cachesheriff.com>, Charee Vellinga <cvellinga@gmail.com>, Cindy Gunnell <cindy@hao-law.com>, Cooper, Paul <paul.cooper0897@gmail.com>, Coty Day <robbinsplace@live.com>, Danley, Scott & Misty <mistyandscott@yahoo.com>, Day, Coty <army_hippy@msn.com>, Diana Cowley <dbcow63@gmail.com>, Fallentine, Elizabeth <efallentine@gmail.com>, Fallentine, Mark <mfallentine@gmail.com>, Fasselin, Melody <melody.fasselin@gmail.com>, Garity Line <emeraldcardinal@live.com>, Gary Hansen <briarrosevillage@gmail.com>, George Bradshaw <gbrad1380@yahoo.com>, Glenn, Russell <russglenn64@gmail.com>, Gnehm, Jaden <jgnehm19@gmail.com>, Gray, Lee <leegray36@yahoo.com>, Griswold, Rhonda <mountainsedgecondos@gmail.com>, Haynie, Michael <haynie72@gmail.com>, Hill, Darwin <wingnut683@gmail.com>, Jacqueline Lowry <happytrails2k@yahoo.com>, Janie Isaacson <janie_isaacson@yahoo.com>, Jared <jcsmed99@gmail.com>, Jerimy Poppleton <jpoppleton@comcast.net>, John Powell <JCP@jub.com>, Jonathan Cook <cook.jonathan.w@gmail.com>, Jonathan Marchant <jklmarchant@gmail.com>, Justice Court <wellsvillecourt@comcast.net>, Karma Leatham <ckleatham@hotmail.com>, Katie Adams-Christensen <katie.adamschristensen@gmail.com>, Kaylene Ames <kayleneames@gmail.com>, Krejci, Bill <willbodean@aol.com>, Laurel Maughan <maughanl@onid.orst.edu>, Lewis, Sandy <tdlewis63@gmail.com>, Linda Wursten <wursten.r@comcast.net>, Liza Gleason <ricknliza@comcast.net>, Lofthouse, Belynn <Blotty@hotmail.com>, Matthew Edrington <matthewedrington@gmail.com>, Maughan, Ruth <rmaughan1968@gmail.com>, Merritt <merrittfamily122@comcast.net>, Morrey, John <john.morrey@usu.edu>, PETERSEN, J.R. <jpetersen100@comcast.net>, Porter, LuWana <luwanaporter@gmail.com>, Porter, Ron <porterboy_wbymaq@yahoo.com>.

<prbankhead@juno.com>, Roger Western <roger.western@comcast.net>, Ron Case
<roncase@pobox.com>, Sanders, holly <owillybea@icloud.com>, Spackman, Travis
<travis.spackman@stakerparson.com>, Steve Kyriopoulos <steve@gwpark.com>,
Stoddard, Carl <bigin2hunting@yahoo.com>, Thompson, Mark
<mark@thompsonlongrange.com>, Verhoef, Brett <brettverhoef@hotmail.com>, Voth,
Jade <vothjade@gmail.com>, Wagstaff, Ellen <ellenwagstaff@gmail.com>, Wilhem,
Janet <st8ofgrace@gmail.com>, Wilson, Tracie <wilson.tracieann7@gmail.com>,
Woodward, Fred <fred.g.woodward@gmail.com>, Wright, Merilyn
<merilynhw@gmail.com>, <hatparty@comcast.net>, <larsen7w@comcast.net>,
<zeeter58@gmail.com>

Attachment #6

Hello Wellsville friends.

I have read a few letters you have submitted regarding this water issue and feel a responsibility to make my feelings known. Please see the following:

Wellsville City Council

June 26, 2024

The purpose of this letter is to voice my concerns regarding Wellsville City's plan to borrow 4 million dollars to expand, improve and service our current culinary water system.

First, I understand the need to service, maintain and improve our current culinary water system. It is obvious from weekly notices of water shut-offs to repair what generally appears to involve the older parts of town. However, I object strenuously to borrowing 4 million dollars to expand our capacity to allow for further, what I see as "out of control" growth and expansion in home construction.

When I moved to Wellsville some 40+ years ago, I located an empty lot contacted the owner and purchased the lot for our home. At that time, I do not recall any "subdivisions" being built. Now, subdivisions are appearing at an alarming rate. I hardly call this responsible growth. When our city continues to grow at a pace that our infrastructure has no chance of supporting how can you responsibly expect the current citizens to accept continued rate and tax increases for the sake of growth?

I remember some years ago when we experienced, what I called, a significant increase in our water rates for improvements in the existing system and spring. It was difficult enough to absorb the increase as a young family struggling to make ends meet. Now, after living in and supporting Wellsville for more than 40 years we hope to spend our retirement years here among friends and family however, on a fixed income you are making that prospect more and more questionable.

Other friends who are in the construction and development business have told me that they, when proposing a development in another Cache Valley community were given the condition of having to develop the water resource to support that development (at

the backs of current residents. Attachment #6

Additionally, if our water system needs a 4 million dollar expansion, what about our sewer? I remember not long ago that a developer purchased (or intended to purchase) very large acreage in Mount Sterling. His proposed growth would then have reportedly doubled the size of Wellsville. I am told that our then planning and zoning committee gave him the conditions that he would have to put up a million dollar bond and provide a million dollars for the development of a sewer treatment facility in Wellsville. As we know, that development never materialized.

Since then, we have continued to grow at an unbridled rate despite our limitations. So, is the next shoe to drop going to be a sewer treatment plant? Please don't insult my/our intelligence by quickly responding with a "no". I am sure that at some point in time, with this expanding growth rate, we will have to move in that direction and once again you will expect the good people of Wellsville to step up and shoulder the cost burden.

On another note, what about the proposed pressurized irrigation system? When I attended your city council meeting a year ago, the cost to Wellsville residents was going to be between \$20 and \$30 a month. Since inflation will undoubtedly have its pressure on the cost of that system, every day that project is delayed the cost to each resident will have to go up. Just how deep into our pockets do you expect to find capital to continue your spending money the city obviously doesn't have.

In conclusion, I once again submit my emphatic objection to your current plan to borrow 4 million dollars to expand our culinary system.

Mark Benson

On Tue, Jun 25, 2024 at 10:00 AM GTSA Saxton <gtsasaxton@gmail.com> wrote:

Hello neighbors,

It does appear that Wellsville City is proposing an increase of \$29.02 per month by 2029. This incremental increase needs to be further explained because if this bond loan is to be a 20 year term, then the monthly payment will be \$16,801 for 20 years. If we use the 2020 Census of 1080 households, this amount divided by households would be an increase of \$15.56 per month per household for 20 years.

But the devil is in the details, so we should understand what Wellsville City officials are asking us to agree.

I could be all wrong, but it appears from my experience working in Downtown Logan on assessments to property owners for these capital improvements, this project is well under way and the payment terms are all

Wellsville City has engaged in a method of continuing to collect fees on a never ending basis after a loan is paid in full, as testified by the fact that we are still being charged the fee for the new fire truck that has been paid off for 5 years now.

Please write in your comments to Wellsville City.

Gary Saxton

On Thu, Jun 20, 2024, 7:13 AM hatparty@comcast.net <hatparty@comcast.net> wrote:

Wellsville Residents,

Thank you, Diana, for sending out these thoughts. I agree with you. My thoughts are going something like this:

If we divide this new loan that we need to pay for to make a new well and improve the sewer system among all the residents and then later 300 more homes are built, will that mean our bill will go down, now the 300 more families will be helping to pay it off? ***Will this loan that includes 1 million dollars in interest by the time it is paid off and an extra \$30.00 to our bill, be an increase for time and eternity?***

And of course, there is the elephant in the room. Bridal Path. I believe back in the day when they allowed 5 and 10 acre parcels up the Sardine Canyon, it was never meant to become a subdivision with full sewer and water from our well. I image that the city counsel thought that people would put a little summer cabin up there. If someone is going to become very very rich by selling these piece of property to the uber rich, why should our humble community help pay for it.

I also encourage everyone to show up and speak out.

Carolee Hammel

From: Diana Cowley <dbcow63@gmail.com>

Sent: Wednesday, June 19, 2024 4:26 PM

To: Justice Court <wellsvillecourt@comcast.net>

Cc: zeeter58@gmail.com <zeeter58@gmail.com>;

99260@comcast.net <99260@comcast.net>; Katie Adams-

Christensen <katie.adamschristensen@gmail.com>; Kaylene Ames

<kayleneames@gmail.com>; Bankhead, Penny

<pjbankhead@gmail.com>; Robin & Phil Bankhead

<prbankhead@juno.com>; Barkume, Tom <tbarkume@hotmail.com>;

Bell, David <dlb_fab@icloud.com>; Benson, Mark

<mark.benson800@gmail.com>; Blackham, Sharla

Voth, Jade <vothjade@gmail.com>; Wagstaff, Ellen
<ellenwagstaff@gmail.com>; Aaron Walker
<aaron.walker@loganutah.org>; Roger Western
<roger.western@comcast.net>; Wilhem, Janet
<st8ofgrace@gmail.com>; Wilson, Tracie
<wilson.tracieann7@gmail.com>; Woodward, Fred
<fred.g.woodward@gmail.com>; Wright, Marilyn
<merilynhw@gmail.com>; Linda Wursten <wursten.r@comcast.net>
Subject: Re: Public Notice for Public Record

Attachment #6

Dear Wellsville residents,

I have never before responded to such issues. But this one raises concerns to the residents of Wellsville trying to make ends meet. Trying to feed there families. Trying to pay there house, rent payments. Trying to put gas in there vehicles to get to work. The elderly on fixed incomes. In the next month families will face paying to get children ready to go back to school.

With inflation at a all time high. Food prices up. Car insurance ip 20%. Credit card debt at he highest ever seen. Wellsville wants to raise our monthly bill?

I have been told from a reliable source. The pump is fine. That Wellsville City wants to annex in more property to the city limits so in order to do this they will need these upgrades.

I sincerely hope that we all show up to this meeting on July 3rd to let our voices heard. If you can not be there please send a letter. If you are ok with it that is fine also.

One more observation. My husband says the city bill went up awhile ago to improve a project to up grade sewer lines. That project is over but we are still paying for it. Why didn't our bill go down when the project ended?

Concerned life long residents.

Diana Brown Cowley

On Mon, Jun 17, 2024, 6:19 PM Justice Court
<wellsvillecourt@comcast.net> wrote:

Laurie Christensen

Fwd: Public Notice for Public Record

Diana Cowley <dbcow63@gmail.com>
To: Darrell Cowley <djcow61@gmail.com>

Mon, Jul 1, 2024 at 12:14 PM

----- Forwarded message -----

From: J R PETERSEN <jpetersen100@comcast.net>

Date: Mon, Jul 1, 2024, 12:46 PM

Subject: Re: Public Notice for Public Record

To: Mike Cowley <mscow20@hotmail.com>, **To:** GTSA Saxton <gtsasaxton@gmail.com>, **Cc:** <99260@comcast.net>, Aaron Walker <aaron.walker@loganutah.org>, Adam Brandt <timber.framing@hotmail.com>, Amy Macavinta <amacavinta@hjnews.com>, Penny <pjbankhead@gmail.com>, Tom <tbarkume@hotmail.com>, David <dlb_fab@icloud.com>, Sharla <jasonsharla@aol.com>, Nick <bowens6343@gmail.com>, Fred <fbrasfield54@gmail.com>, Brooks Nielsen <bnielsen@cachesheriff.com>, Cara Mortensen <hotsoccermom@msn.com>, Carl Leatham <leathamcp@hotmail.com>, Carol Nyman <carolnyman@comcast.net>, Casey Sutherland <csutherland@cachesheriff.com>, Charee Vellinga <cvellinga@gmail.com>, Cindy Gunnell <cindy@hao-law.com>, Paul <paul.cooper0897@gmail.com>, Coty Day <robbinsplace@live.com>, Scott & Misty <mistyandscott@yahoo.com>, Coty <army_hippy@msn.com>, Diana Cowley <dbcow63@gmail.com>, Elizabeth <efallentine@gmail.com>, Mark <mfallentine@gmail.com>, Melody <melody.fasselin@gmail.com>, Garly Line <emeraldcardinal@live.com>, Gary Hansen <briarrosevillage@gmail.com>, George Bradshaw <gbrad1380@yahoo.com>, Russell <russglenn64@gmail.com>, Jaden <jgnehm19@gmail.com>, Lee <leegray36@yahoo.com>, Rhonda <mountainsedgecondos@gmail.com>, Michael <haynie72@gmail.com>, Darwin <wingnut683@gmail.com>, Jacqueline Lowry <happytrails2k@yahoo.com>, Janie Isaacson <janie_isaacson@yahoo.com>, Jared <jcsmed99@gmail.com>, Jeremy Poppleton <jpoppleton@comcast.net>, John Powell <JCP@jub.com>, Jonathan Cook <cook.jonathan.w@gmail.com>, Jonathan Marchant <jklmarchant@gmail.com>, Justice Court <wellsvillecourt@comcast.net>, Karma Leatham <ckleatham@hotmail.com>, Katie Adams-Christensen <katie.adamschristensen@gmail.com>, Kaylene Ames <kayleneames@gmail.com>, Bill <willbodean@aol.com>, Laurel Maughan <maughanl@onid.orst.edu>, Sandy <tdlewis63@gmail.com>, Linda Wursten <wursten.r@comcast.net>, Liza Gleason <ricknliza@comcast.net>, Belynn <Blofty@hotmail.com>, Matthew Edrington <matthewedrington@gmail.com>, Ruth <rmaughan1968@gmail.com>, Merritt <merrittfamily122@comcast.net>, John <john.morrey@usu.edu>, LuWana <luwanaporter@gmail.com>, Ron <porterboy_wbymag@yahoo.com>, Robert Bradshaw <bradshawrobert@yahoo.com>, Robin & Phil Bankhead <prbankhead@juno.com>, Roger Western <roger.western@comcast.net>, Ron Case <roncase@pobox.com>, holly <owilybea@icloud.com>, Travis <travis.spackman@stakerparson.com>, Steve Kyriopoulos <steve@gwpark.com>, Carl <bigin2hunting@yahoo.com>, Mark <mark@thompsonlongrange.com>, Brett <brettverhoef@hotmail.com>, Jade <vothjade@gmail.com>, Ellen <ellenwagstaff@gmail.com>, Janet <st8ofgrace@gmail.com>, Tracie <wilson.tracieann7@gmail.com>, Fred <fred.g.woodward@gmail.com>, Marilyn <merilynhw@gmail.com>, hatparty@comcast.net <hatparty@comcast.net>, larsen7w@comcast.net <larsen7w@comcast.net>, zeeter58@gmail.com <zeeter58@gmail.com>, kames@wellsvillecity.com <kames@wellsvillecity.com>, blindley@wellsvillecity.com <blindley@wellsvillecity.com>, Denise Lindsay <dlindsay@wellsvillecity.com>, awood@wellsvillecity.com <awood@wellsvillecity.com>, cleatham@wellsvillecity.com <cleatham@wellsvillecity.com>, mark.benson800@gmail.com <mark.benson800@gmail.com>

Hi Carl Leatham,

This email thread contains numerous valid comments that should be addressed by the city council, and much of it probably already has been. As an distinguished member of the Wellsville City Council could you ensure a reply is sent out to this group before a decision has been made on the project? As previously brought up, maybe it would be a good idea to move the meeting from July 3rd to a later date allowing more people to attend.



Public Comment: Loan Application to the Division of Drinking Water

GTSA Saxton <gtsasaxton@gmail.com>

Tue, Jun 25, 2024 at 10:12 AM

To: Scott Wells <swells@wellsvillecity.com>, Justice Court <wellsvillecourt@comcast.net>, wellsville@comcast.net, mayor@wellsvilleutah.com, Austin Wood <austin.v.wood@gmail.com>

It appears that Wellsville City is proposing an increase of \$29.02 per month by 2029. This incremental increase needs to be further explained because if this bond loan is to be a 20 year term, then the monthly payment will be \$16,801 for 20 years. If we use the 2020 Census of 1080 households, this amount divided by households would be an increase of \$15.56 per month per household for 20 years.

But the devil is in the details, so we should understand what Wellsville City officials are asking the residents of Wellsville to agree.

I could be all wrong, but it appears from my experience working in Downtown Logan on assessments to property owners for these capital improvements, this project is well under way and the payment terms are all we can negotiate at this point.

Wellsville City has engaged in a method of continuing to collect fees on a never ending basis after a loan is paid in full, as testified by the fact that we are still being charged the fee for the new fire truck that has been paid off for 5 years now. This practice needs to be challenged as Wellsville City officials have relied on a loophole that doesn't require the city to discontinue collecting fees after loans have been satisfied. Let's run our city at a higher level of integrity.

I will be attending the July 3 meeting, and if these issues are not addressed in opening statements, then I will bring them to light in the public hearing.

Gary Saxton
234 S 300 E, Wellsville

Hi Carl Leatham,

This email thread contains numerous valid comments that should be addressed by the city council, and much of it probably already has been. As an distinguished member of the Wellsville City Council could you ensure a reply is sent out to this group before a decision has been made on the project? As previously brought up, maybe it would be a good idea to move the meeting from July 3rd to a later date allowing more people to attend.

Thanks so much,
J R Petersen

Barkume, Tom

When I built my home I paid impact fees of about \$13,000 split between Cache County and Wellsville City. I assume new construction also pays impact fees. I don't mind a slight increase on water but \$30/mo seems excessive, especially forever. Have you considered increasing impact fees on new construction? Seems they will benefit, why not let them shoulder more of the cost. Sherwin Bills should shoulder a major percentage of the cost of the project goes through.

When I built my home I paid about \$13,000 in impact fees split between Cache county and Wellsville ity

Sent via the Samsung Galaxy S22 5G, an AT&T 5G smartphone



Water System Plans

Lee Gray <leegray36@yahoo.com>

Sun, Jun 30, 2024 at 2:08 PM

Reply-To: Lee Gray <leegray36@yahoo.com>

To: Scott Wells <swells@wellsvillecity.com>, Austin Wood <awood@wellsvillecity.com>, Kaylene Ames <kames@wellsvillecity.com>, "dlindsay@wellsvillecity.com" <dlindsay@wellsvillecity.com>, "tballey@wellsvillecity.com" <tballey@wellsvillecity.com>, "blindley@wellsvillecity.com" <blindley@wellsvillecity.com>

Dear Wellsville community leaders:

I apologize for not sending this via regular USPS. I just ran out of time, but I do want to comment on the plans you have regarding a new well and water system repairs.

I am in favor of the bond, but only if the city mandates a few changes to help preserve the new upgrades. I recall that you were interested in the comments I made during the presentation I did for you on xeriscaping. I hope your enthusiasm was not just for show. My comments were made specifically in regard to how landscape management can aid and protect municipal water systems.

A new well and water system upgrades would undoubtedly provide more efficiency and less costly future repairs. We cannot avoid the inevitable failure of any mechanical system and every new replacement brings upgraded technology and better ways of fulfilling a need so I understand that time has come for a new system. But, you cannot simply replace something without also considering how to keep it working in the most reliable and cost-efficient ways.

Please seriously consider making changes to other policies that would directly affect the quality of our water and the longevity of any new well. For example, mandating that a 20-25% area of property be placed in something other than grass and pavement would reduce the need for more watering. Mandating that any new buildings or developments plant shade trees would also help by reducing the amount of sun on grassy areas resulting in less need to water grass as frequently. Trees will also aid in keeping homes cooler, cleaning the air, and adding an aesthetic quality to our neighborhoods. We would all benefit from these policies. It may not seem relevant to you considering your request for input is specific to the increase in utility costs, but I assure you, and as you know, no plan exists without a "big" picture approach to it.

Thank you for your time.

Lee Gray

willbodean@aol.com <willbodean@aol.com>

6/21/2024 6:05 PM

Loan Application To The Division Of Drinking Water

To Justice Court <wellsvillecourt@comcast.net> •

tbailey@wellsvillecity.com <tbailey@wellsvillecity.com> •

Kaylene Ames <kames@wellsvillecity.com> •

blindley@wellsvillecity.com <blindley@wellsvillecity.com> •

Denise Lindsay <dlindsay@wellsvillecity.com> •

Chad Poulsen <cpoulsen@wellsvillecity.com> •

awood@wellsvillecity.com <awood@wellsvillecity.com>

When you talk about putting in a new well, and raising our water rates, does this cost also include a new or improved sewer system as well? Or are we looking at another rate increase for that down the road?

I'm not for the construction of 300 more homes in Wellsville, and Carolee raised a good point.....if and when those 300 homes are built, will they also participate in the paying off of the loan, therefore, lowering our monthly rate?

I know the City is all about growth & development, but it's not all it's cracked up to be. We moved here 19 year ago from Columbus, Ohio, because we fell in love with the small town feel, surrounded by farmland, but still just 20 minutes from Logan, with all its modern conveniences. However, that's a whole other story now, with all the housing going up in Logan and a road system that can't handle it. When we first moved here, I was in Sales. When I would travel to other parts of Utah & Idaho, and my customers would ask where I lived, I would say Cache Valley. Their response was "Oh, you live in Paradise"! Sometimes less is more.....

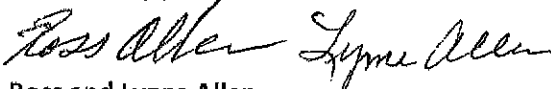
Pam & Bill Krejci

To the City of Wellsville (Issuer)

06/17/2024

In regards to your letter issued for approval of a loan it is time you realize that the Money Well has run dry. There are a lot of older generation here in town that are on fixed incomes you cannot keep taking more and more from them Bidenomics is already doing that. The Govt. gives more in social security and then takes it back by raising the medicare payments. WE HAVE NO MORE MONEY. If you put this loan to a vote I'm sure you'll find it will be voted down and it's not fair to try and force this on us. We voted down your green bins and this would be voted down also. If you want more money then get it from the developers and people that are building the new homes they have the money the older generation does not. If the developers don't want to pay then it's time to quit building and let the system we have continue on. The older generation has paid it's dues and I think anyone over 70 shouldn't have to pay property tax either which I think will come to pass so you had best learn to tighten your belts and make due with what you have. We are totally against any loans and cannot pay any increases.

Respectfully yours;


Ross and Lynne Allen