

MINUTES of the regular **City Council** meeting of Wellsville City held **September 18, 2024**, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey; Councilwomen Kaylene Ames and Denise Lindsay; Councilmen Carl Leatham and Bob Lindley. City Treasurer Leesa Cooper was also present. A copy of the Notice and Agenda were mailed to the Mayor and Councilmembers and emailed and faxed to the Herald Journal on September 13, 2024. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Councilman Austin Wood was excused from this meeting.

Others Present:            Tracy Bodrero            Emma Epperson            Larry Jacobsen  
                                 Erin Mann                Megan Petersen            Chad Wright  
                                 Linda Wursten

Opening Ceremony:    Councilwoman Kaylene Ames

The Council reviewed the amended agenda. **Councilwoman Denise Lindsay made a motion, seconded by Councilman Bob Lindley, to approve the amended agenda as presented.**

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

The Council reviewed the minutes of the August 21, 2024, regular City Council meeting. **Councilman Carl Leatham made a motion, seconded by Councilwoman Denise Lindsay, to approve the minutes of the August 21, 2024, regular City Council meeting.**

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

Payroll is approved through the budget, therefore, the checks approved in the City Council minutes are not in numerical order from City Council meeting to City Council meeting as the city uses the same checking account for payroll and accounts payable. The Payment Approval Report is dated 09/13/2024. After review and discussion, **Councilwoman Denise Lindsay made a motion, seconded by Councilman Bob Lindley, to approve the city's accounts payable bills for payment, represented by check number 29912 through 29953.**

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

At 6:05 p.m., Mayor Thomas G. Bailey opened the meeting for citizen input.

Linda Wursten thanked the mayor, city council, city staff, and community volunteers for a wonderful Founders' Day.

At 6:06 p.m., citizen input was closed.

Emma Epperson of Utah State University presented a reporting of the survey findings from 'Wellbeing in Wellsville,' by Dr. Courtney Flint. Wellsville is one of 49 cities participating in the Utah Wellbeing Survey

Project in 2024. Utah communities are changing rapidly. Keeping a finger on the pulse of residents' wellbeing and attitudes about community issues helps promote sound planning and decision-making to support the overall quality of life in Utah's cities and towns. Ms. Epperson stated that the survey's goal is to provide Utah city and town leaders with information on the wellbeing and perspectives of residents to inform local planning processes and decision making. This report describes findings from the 2024 Wellsville survey and comparative information with other project cities. In April and May 2024, Wellsville City advertised the survey for residents largely through social media, a City newsletter, and mobile texts. All city residents age 18+ were encouraged to take the online Qualtrics survey. 177 viable surveys were recorded in this 2024 survey effort. The adult population of Wellsville was estimated at 2,616, based on the American Community Survey by the U.S. Census. The 177 survey responses in 2024 represent 6.8% of the adult population and have a conservative margin of error of 7.11%. 2024 survey respondents were not fully representative of Wellsville. People who have at least a 4-year college degree and are married were overrepresented while those who do not have a college degree were underrepresented. Councilman Bob Lindley expressed disappointment of the small response rate. Councilman Carl Leatham noted that the young population was largely underrepresented. Ms. Epperson shared that survey participants were asked about their overall personal wellbeing and overall community wellbeing in Wellsville. These wellbeing indicators were both measured on a 5-point scale from poor (1) to excellent (5). The average personal wellbeing score in Wellsville was 4.24 with 90% of respondents indicating their wellbeing at a 4 or 5 on the 5-point scale. The average score for community wellbeing in Wellsville was 4.11 with 83% of respondents indicating community wellbeing at a 4 or 5 on the 5-point scale.

The Utah League of Cities and Towns clusters cities and towns into five different categories based on size and growth rates. Clusters were utilized for the analysis. Wellsville is classified as a Rapid Growth City. Within the Rapid Growth city cluster, Wellsville was above the average overall personal wellbeing score and well above the average overall community wellbeing score.

According to national and international entities that track wellbeing, there are a number of common dimensions or domains of wellbeing. Survey respondents rated twelve domains on a 5-point scale from poor to excellent. They were also asked to indicate the importance of each domain to their overall personal wellbeing on a 5-point scale from not at all important to very important. The highest rated wellbeing domains for respondents in Wellsville were Safety and Security (91%), Family Life (91%), and Living Standards (84%). The most important wellbeing domains were Mental Health (97%), Safety and Security (96%), Family Life (94%), and Physical Health (94%).

In a Wellbeing Matrix connection with Nature, Family Life, Leisure Time, Living Standards, Mental Health, and Safety and Security were highly important and rated above average among the domains. Physical Health fell in the "red zone" of higher importance and lower ratings. Ms. Epperson stated that result was not overly concerning.

A survey graph shows how Wellbeing Project cities and towns compare on feelings of community connection based on the percentage of respondents who answered 4 or a 5 on a 5-point scale from "not at all" to "a great deal" connected to their city or town. Wellsville notably ranked 2 out of the 49 cities that participated.

Respondents were asked to indicate whether or not they participated in various activities in the last 12 months. The most popular activities were gardening at home (91%), walking or biking in your neighborhood or city (90%), and community events (88%). Non-motorized recreation on public lands or waters in Utah and using trails in or near your city were significantly related to higher ratings of personal wellbeing. Non-motorized recreation on public lands or waters in Utah was significantly related to higher ratings of community wellbeing and community connection.

The survey also asked for resident's perspectives on Population Growth and Economic Development. The majority of respondents in Wellsville indicated that they felt the population growth was too fast (52%). For the pace of economic development, respondents were split between opinions that it was just right (44%) and too slow (37%). 37% of respondents who rated the pace of economic growth as "too slow" were further asked what aspects of the local economy they would like to see more of in Wellsville. Comments

largely emphasized the need for more stores and businesses in Wellsville. People asked for grocery, shopping, restaurants, services like hair salons, things to do, a hardware store, a Target, etc. People also mentioned the desire for other amenities and services such as a recreation center, library, and doctor's offices. Some respondents mentioned the drive to Logan for everything was becoming tiring. Additionally, the 7% of respondents who rated the pace of economic growth as "too fast" were further asked what aspects of the local economy they feel are growing too quickly in Wellsville. Most comments were a reference to housing being developed too fast. Other worries in conjunction with housing related to water and other resources, open space, and parking. There were additional comments about growth being too fast in general, and concern about taxes.

The survey next addressed concerns in Wellsville. Survey respondents indicated the degree to which a number of possible local issues were a concern as they look to the future of Wellsville. Water Supply (81%), Water Quality (72%), Open Space/Green Space (70%), and Opportunities for Youth (69%) were the top concerns. Ms. Epperson explained that water supply and water quality are chief concerns for Utah cities despite differing drought conditions throughout the state.

When asked how important a set of amenities were to household wellbeing, the most important were Trail Development (90%), Pavilions and Playgrounds (89%), and Nature Parks (84%). When asked about support or opposition to the above amenities if it meant a modest increase in property taxes, support was highest for Trail Development (50%), Pavilions and Playgrounds (44%), and Nature Parks (46%). Respondents were also asked if they had any additional comments about Wellsville amenities or services. Comments focused on recreation emphasized needed attention to tennis courts, bike paths and trails, sidewalk safety, and a few other amenities such as indoor recreation space and the bathroom at the Wellsville dam park. Transportation was another theme of comments with particular focus on road and sidewalk maintenance. Other comments were a mix of positive comments along with concerns about taxes, affordability, loose dogs, and wanting green waste dumpsters back.

Survey respondents were asked to comment on what they value most about Wellsville. Wellsville respondents expressed their value of the small-town atmosphere, sense of community, and the rural/country feel of Wellsville.

Survey respondents were asked if there is anything that could be done to improve wellbeing in Wellsville. There was a strong demand for improved transportation infrastructure, including better road maintenance, increased public transit options, and the development of safe, accessible walking and biking paths. Wellsville respondents commented on concerns over rapid housing expansions and advocate for slow/controlled growth to ensure the community's charm and infrastructure are not overwhelmed.

Respondents were also asked if they had any additional comments on wellbeing in Wellsville. Wellsville respondents largely indicated that they love where they live as well as the small-town atmosphere. There were many comments expressing their desire to keep their community small. Ms. Epperson concluded her presentation. Councilman Leatham stated how beneficial this survey of wellbeing and attitudes about community issues will be to promote sound planning and decision-making to support overall quality of life in Wellsville City. The Council thanked Ms. Epperson for her informative presentation.

Mayor Larry Jacobsen and Recreation Director Chad Wright of Nibley City, met with the Council to discuss continued collaboration in youth sports programs. A slideshow presentation was displayed on the overheard screens. Mr. Wright outlined the discussion points which included Wellsville and Nibley's collaboration in youth sports programs; a report on Nibley City's updated Parks and Recreation Master Plan; and a status report on the proposed indoor recreation facility along with a feasibility study. He began by highlighting the many values of recreation such as improving the physical and mental health of citizens. Interestingly, in rural communities recreation also reinforces economic stability. Darley Field is currently being utilized for the Wellsville/Nibley flag football league. Mr. Wright shared data of Wellsville City participants in multiple Nibley sports leagues. He reported that population growth, nonresident registration, and program expansions have resulted in a 555% increase in Nibley's youth program participation since 2016. Wellsville, Nibley, and Hyrum City also collaborate to provide a senior center, library service, and museum. Mr. Wright thanked Wellsville City for their joint participation in these ventures and shared that

Nibley City would like to continue recreational cooperation with Wellsville City through an indoor recreational facility.

Nibley City's exploration of indoor recreation began in 2017 with a Parks and Recreation Master Plan update. At that time, 67% of survey respondents indicated they were very interested in an indoor recreation center. Cache Valley winters limit outdoor recreation to April through October on mild winter years. Nibley City participation in three USU Wellbeing Surveys (2021, 2022, and 2024) revealed that over 80% of residents are interested in an indoor recreation center. Wellsville's 2024 survey indicated 71% of residents support an indoor recreation center. Nibley's survey asked residents if they are willing to pay additional taxes for an indoor recreation center, 59% of residents were in support, 18% of residents were neutral. In Wellsville's 2024 survey, 38% of residents were in support of paying for indoor recreation space, 32% of residents were neutral. Experts have indicated that survey responders are often neutral until they have additional information, such as if the indoor recreation space would have an amenity in which they are interested. In the most recent update of Nibley City's Parks and Recreation Master Plan in 2023, 83.9% of residents were in favor of a space for indoor recreation. Nibley received 'significant survey participation' with 30% of adult residents responding. Again, residents were asked if they were willing to incur a tax increase to pay for an indoor recreation center, 88% were in support. Nibley staff estimated priorly that residents would be willing to pay \$3.00 to \$4.00 per month for indoor recreation space. City staff were very surprised to learn that respondents were willing to pay up to \$25.00 a month for an indoor recreation space. Respondents were interested in a wide variety of indoor amenities, the least viable of which is an indoor swimming pool. The Nibley community is interested in developing a recreation space at 640 West 4000 South.

Nibley City now needs to explore neighboring community interest. Mr. Wright stated that exploration is imperative because it is too expensive to get the proposal wrong. Eight proposals have been received for Nibley's Request for Proposal (RFP). VCBO Architecture has been hired. Mr. Wright evaluated demographics to consider neighboring community interest in an indoor recreation center. According to the 2020 United States census, 38% of Wellsville City's population is under 19 years of age; 39% of Hyrum City's population is under 19 years of age; and 43% of Nibley City's population is under 19 years of age. Also according to the 2020 census, the combined population of Wellsville, Hyrum, and Nibley residents is 20,750 people. He pointed out how rapidly these three communities have grown since 2020. Mr. Wright stated Nibley would also like to offer indoor recreational facility involvement to other adjacent communities such as Mendon and Millville. Such a collaboration would result a cooperation of one third of valley residents. Logan City's 2020 census population total was 52,778 people.

Mayor Thomas G. Bailey asked if Nibley's RFP is working in conjunction with Cache County's RFP. Councilman Carl Leatham asked what scale of indoor recreation facility is addressed by Nibley's RFP. Understanding scale is the purpose of the study Mr. Wright explained. The scale of the facility will be very dependent on the number of communities it will service. Collaborating communities will receive priority programs and lower entry fees than non-collaborative communities. He pointed out participation of Wellsville residents in Nibley youth programs makes it evident that residents are willing to leave city boundaries for recreation. Mr. Wright detailed that a regional meeting was called in January 2023 by the Logan Parks and Recreation Advisory Committee. Lessons learned by Nibley City at the meeting included, Nibley is more proactive on exploring options for indoor recreation; the Logan School District is taking over the Logan Community Recreation Center; demand for indoor recreation exceeds supply; participants will go beyond city boundaries for recreation; and opportunities for communities to utilize high school gyms are declining as high school programs expand. Cache County awarded \$75,000.00 RAPZ tax funding for Nibley's feasibility study for an indoor recreation center. Nibley City determined to continue with their feasibility study rather than wait on results from Cache County's feasibility study. Results should be presented to the County Council for review and approval on October 8, 2024. Councilwoman Denise Lindsay asked where Cache County is proposing to locate an indoor recreation facility. Mr. Wright stated that Cache County has yet to determine a site location. Ownership and management are other significant questions regarding Cache County's plan. He stated that recreation is very underrepresented in the southern portion of Cache Valley. The Council agreed. Mr. Wright asked the Council what level they would be interested in studying out options to collaborate with Nibley City on an indoor recreation center. He also asked who the Council is most comfortable partnering with, Nibley City, Cache County, or Logan City?

Nibley City would like to have their RFP consultants meet with Wellsville, Mendon, Hyrum, and Millville cities. Mr. Wright asked the Council to consider another survey directly examining public interest in an indoor recreation center. A Special Service District is the best way to organize exploration of a south valley shared use facility he stated. A bond referendum for the indoor recreation facility would likely be up for consideration in November 2025.

Mayor Bailey confirmed he would prefer to collaborate with neighboring communities on the south end of the valley for an indoor recreation center. He mentioned that if high schools were included in such a facility, high school programs would quickly take precedence over community programs. Councilwoman Lindsay noted the high demand for youth programs in the south end of the valley and stated parents are tired of transporting their kids to the north end of the valley. She predicted that a county indoor recreation center would most likely be build on the north end of the valley. Councilman Bob Lindley supported conducting another survey to determine Wellsville resident's interest in an indoor recreation center. His main concerns included the site location and accessibility for Wellsville residents as well as the expense of such a facility. Councilman Leatham recommended the proposed indoor recreation facility be centrally located between participating cities. He suggested a location along 4300 South (Caine Dairy road). Wellsville residents would be much more likely to favor the facility if it is centrally located, he stated. Mayor Jacobsen of Nibley shared they achieved a 30% survey participation rate by utilizing QR codes posted in city parks indicating a tax increase. He referred to a Cache County indoor recreation center as a "nonstarter," unless it is split into a north and a south facility. Mayor Jacobsen said their future request will ask the Council to allow Nibley's consultant to engage Wellsville City residents and how to do so. Based on those results, project scale would then be determined. Mayor Jacobsen concluded that Nibley is glad to have Wellsville as a sister city. **Councilman Bob Lindley made a motion, seconded by Councilman Carl Leatham, to continue the discussion regarding possible cooperation with Nibley and Hyrum cities for an indoor recreation center feasibility study.**

YEA 4

Kaylene Ames  
Carl Leatham  
Bob Lindley  
Denise Lindsay

NAY 0

ABSTAIN 0

ABSENT 1

Austin Wood

#### Department Reports:

##### Councilwoman Denise Lindsay-

- 1) An appreciation letter will be mailed to those who donated to the Founders' Day fireworks display.

##### Councilman Carl Leatham-

- 1) Councilman Carl Leatham and Robyn Bankhead are the Emergency Preparedness Representatives for the Church of Jesus Christ of Latter-day Saints' Wellsville, Utah Stake. They plan to organize a committee to continue the **Emergency Preparedness Plan** for the Wellsville City Fire District and Wellsville LDS Stake presented at the May 18, 2022 city council meeting. Mayor Thomas G. Bailey recommended engaging Councilman Austin Wood and City Manager/Recorder Scott E. Wells as Wellsville City's representatives once the committee has been formed.

##### Mayor Thomas G. Bailey-

- 1) Expressed the utmost appreciation for Founders' Day efforts made by Founders' Day Chairperson Kaylene Ames, the remaining councilmembers, city staff, and community volunteers. Chairperson Ames agreed to continue to head the Founders' Day celebration.

##### Councilwoman Kaylene Ames-

- 1) Expressed appreciation for Founders' Day efforts made by community volunteers, city staff, and councilmembers.
- 2) Councilwoman Ames reported there were 70 Founders' Day vendors.
- 3) The first annual Founders' Day Pickleball Tournament was a success.

Councilman Bob Lindley-

1) Little league football season has begun.

City Treasurer's Report:

1) The City Appreciation Dinner will be held on October 28, 2024.

At 7:34 p.m., Councilwoman Denise Lindsay made a motion, seconded by Councilman Bob Lindley, to adjourn the meeting.

YEA 4

Kaylene Ames

Carl Leatham

Bob Lindley

Denise Lindsay

NAY 0

ABSTAIN 0

ABSENT 1

Austin Wood



Thomas G. Bailey

Mayor



Scott E. Wells

City Manager/Recorder