

MINUTES of the regular **City Council** meeting of Wellsville City held **Tuesday, November 18, 2025**, 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 Manager/Recorder Scott E. Wells was also present. A copy of the Notice and Agenda was mailed to the Mayor and Council members and emailed and faxed to the Herald Journal on November 14, 2025. 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:	Julie Blechert	Tracy Bodrero	Larry Jacobsen
	Eric Johnson	Nathan Laursen	Karma Leatham
	Chad Lindley	Cindy Lindley	Kelly Neilson
	LaDawn Neilson	Megan Petersen	Diane Roundy
	Chad Wright	Linda Wursten	

Opening Ceremony: Mayor Thomas G. Bailey

The Council reviewed the agenda. Agenda Item 9, "*Workshop with Mendon City to discuss options of looking at forming a Sewer District,*" and Item 10, "*Tracy Bodrero- Discuss options of forming a Gratification Fund to help pay for the Recreation Facility,*" were removed from the agenda. **Councilman Carl Leatham made a motion, seconded by Councilman Bob Lindley to approve the agenda as corrected.**

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

The Council will review the minutes for the City Council meeting held on November 05, 2025, at their subsequent meeting.

Payroll is approved through the budget, therefore, the checks approved in the City Council minutes are not in numerical order from City Council meeting to City Council meeting as the city uses the same checking account for payroll and accounts payable. The Payment Approval Report is dated 11/06/2025. After review and discussion, **Councilman Bob Lindley made a motion, seconded by Councilwoman Denise Lindsay, to approve the city's accounts payable bills for payment, represented by check number 31364 through 31411.**

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

At 6:08 p.m., Mayor Thomas G. Bailey opened the meeting for citizen input.

Kelly Neilson addressed Agenda Item 8, "*The Council shall receive public input, then consider for possible adoption of Resolution 2025-11 which is the Establishment of the South Cache Valley Recreation Special Service District to provide recreation services, calling a public hearing and providing notice thereof and related matters.*" Mr. Neilson specifically inquired if the Council would be holding the actual vote to become part of the special service district during the current meeting. Mayor Bailey and City Manager/Recorder Scott Wells both responded that no actual vote on joining the district would take place at this meeting.

At 6:09 p.m., citizen input was closed.

Beginning at 6:10 p.m., The Council shall receive public input, then consider for possible adoption of **Resolution 2025-11** which is the Establishment of the *South Cache Valley Recreation Special Service District* to provide recreation services, calling a public hearing and providing notice thereof and related matters. Chad Wright, Nibley City's Recreation Director and Wellsville City resident, recounted the discussion at the October 15, 2025, City Council meeting during the *South Cache Recreation Center Workshop* with Nibley City. He explained that the project is in its early, exploratory stages and aims to evaluate the feasibility, location, and scale of a regional indoor recreation facility serving the South Cache area.

Mr. Wright provided background on how the idea originated, noting that the Nibley City Recreation Department began exploring the need for additional recreation space after existing programs—such as flag football, soccer, and ultimate frisbee—outgrew available facilities. With no facilities available during the long winter months. He emphasized the extended duration of the Cache Valley winters (November through March), which creates significant pressure to offer indoor recreational programming. He noted that even during early spring and late fall, outdoor activities are often limited by darkness and weather.

He shared survey and market analysis data, highlighting the following points:

- Survey Results: 70.8% of Wellsville respondents indicated support for an indoor recreation and wellness center, knowing it would require a tax increase, with an additional 15% expressing possible support.
- Proximity: Most respondents considered facility access within a 10–15 minute drive to be important.
- Demand: Usage of outdoor recreation programs increased by 555% from 2016–2024, while programming during winter remains restricted from November to March due to weather.
- Market Analysis: Conducted by Ballard and King, a consulting firm specializing in recreation facility studies, the analysis assessed existing facilities, potential duplication of services, and community demand.
- Findings: The South Cache area shows significant interest and sufficient population density to support one or more indoor recreation facilities. The area has a higher-than-average median household income and a young demographic, both favorable indicators for recreation facility use and sustainability.

The presentation acknowledged that public officials ultimately want the voters to make the final decision on this matter, as they will be the ones paying for it. Key questions regarding the scale, amenities, location, cost to build, and cost to operate remain difficult to answer without knowing exactly which entities will be involved in the collaboration. Mr. Wright mentioned that Cache County is also conducting its own feasibility study. The studies have cooperated to avoid overlap. The County's study, which is separate from the one presented, concluded that based on the overall Cache Valley population, the area could support multiple new indoor recreation facilities.

Mr. Wright noted that the Cache County Study identified a lack of recreation facility coverage in South Cache County, with most existing facilities located in Logan or North Cache. He reviewed several potential development models analyzed in the Cache County study:

1. Each community builds its own facility – determined to be cost-inefficient and duplicative.
2. One central facility – cost-efficient but potentially inequitable in access.
3. Two facilities valley-wide (North and South) divided by Highway 30 – The primary challenge noted with this option is dividing Logan City between the two facility zones.
4. Three facilities valley-wide (North, Central, and South) – identified as the most balanced and preferred option, with the South Valley facility serving Wellsville, Nibley, and neighboring communities.

Mr. Wright concluded his presentation by introducing the accompanying Nibley City officials who were present for the discussion: Nibley City Mayor Larry Jacobsen, Nibley Councilman Nathan Laursen, and Attorney Eric Johnson.

Nibley City Mayor Larry Jacobsen began by expressing thanks to Wellsville Mayor Thomas Bailey for his

service, acknowledging the successful coordination of various efforts across the county over the last four years. Mayor Jacobsen then addressed Nibley City's commitment to the Special Service District (SSD) resolution. He recalled that four years prior, when asked about building an indoor recreation center, he had previously never considered it, but subsequent discussions revealed overwhelming public support for the concept within Nibley. He clarified that his current role is to present a proposal for the residents to ultimately decide on via a vote, emphasizing that he is bringing forward a worthwhile idea that represents his constituents. While Nibley initially considered a small-scale facility, the benefit of working with neighboring communities to achieve something larger has since been recognized. Mayor Jacobsen clarified that establishing the SSD, which involves a referendum and taxing authority, only defines the maximum potential size of the district and does not automatically commit every community to join. He stressed that cooperation is essential for building a facility larger than any single community could manage alone. He acknowledged the public's persistent questions—regarding the cost, amenities, and location—but noted these cannot be answered until the communities committed to joining the co-op are known. He concluded that the Council must proceed with the necessary steps of addressing the legalities and holding a voter referendum, which will ultimately determine the project's scale: whether to remain small within Nibley or to "go big" and coordinate with other communities.

Attorney Eric Johnson introduced himself, noting his background which includes clerking for Justice Stewart, and his sub-specialty as a municipal bond attorney. He has represented many cities throughout the valley, specifically assisting Wellsville City with bond issues in 2004, 2010, and 2012, to help finance various public projects. This expertise is useful when considering how communities can cooperate on projects. Mr. Johnson, now acting as general counsel, focused on the procedure for considering the creation of the SSD. The immediate steps involve setting a public hearing for January 7th and authorizing the official notice for that hearing. Following the January public hearing, there will be an additional 60-day period for public input. The earliest the Council could officially decide whether to create the SSD would therefore be in March, after the 60-day window closes. He stressed that today's action is solely to invite public input and schedule the next full public hearing. The core purpose of the proposed recreation district is to first determine which communities are committed before deciding on the final plan and location. The City Council was asked if they had any questions or concerns regarding this outlined procedure, and none were raised.

At 6:27 p.m., Mayor Thomas G. Bailey opened the public hearing and asked if there were any comments.

Diane Roundy addressed a slide outlining the different facility options. Specifically, the option with the development of three valley-wide facilities (North, Central, and South). Ms. Roundy then inquired about the meaning of the option showing "one new in the middle." Mr. Wright clarified that this was purely a conceptual idea for consideration, referring to a potential single central facility located in or around Logan, which was part of a proposal presented to the Cache County Council. He emphasized that the placeholder dots on the slide did not represent actual properties or specific cities. Ms. Roundy responded strongly, expressing her lack of support for involving Logan City, referencing the city's existing recreation center at Logan High that has excluded the rest of the county. She highlighted that the North end already benefits from collaboration (citing Sky View High School and Smithfield City). Ms. Roundy emphasized the lack of indoor recreation facilities on the South end, noting that the only option is the Mountain Crest pool and that even the school's indoor track is inaccessible. She highlighted the plight of local youth sports teams, specifically mentioning that until Zan Sharp helped finance a new building, the softball and baseball teams could not practice on grass until their first tournament in St. George in mid-March. Ms. Roundy strongly advocated for a recreation center in the South Valley to provide essential winter practice space for youth. This facility, she suggested, should also include rooms for family parties, noting the scarcity of non-church venue options in Wellsville. She concluded by reiterating her firm preference to avoid collaboration with Logan City, asserting that Logan already possesses its own facilities and often excludes county residents.

Kelly Neilson addressed the Council to voice his serious concerns regarding the potential property tax increase associated with the Special Service District (SSD). While acknowledging the 71% of survey respondents who indicated a willingness to pay for the project, Mr. Neilson noted that the current path relies on increased property taxation. He pointed out the irony that the Cache County Truth in Taxation hearing for an 18% increase was occurring simultaneously that very evening. As an older gentleman transitioning

into a senior citizen, he reiterated his strong position; he will never vote for a property tax increase because of the direct, compounding impact on his home. He highlighted a personal dilemma, questioning why he should pay an increased property tax if he already pays \$20 per month for a gym membership. He urged the Council to thoroughly explore alternative funding options, such as private contributions and corporate sponsorships. Mr. Neilson expressed skepticism regarding the survey's reach, noting that only 177 Wellsville residents participated. While he respected the enthusiasm of the proponents present, he was concerned about educating the broader Wellsville public on the issue. He inquired about the timeline for the tax referendum once the SSD is officially created. Attorney Johnson clarified the process: the creation of the district itself does not impose a tax; the district must then call a separate election, meaning the earliest the tax could be imposed would be November 2026. Mr. Neilson expressed deep concern over the anticipated cost relative to registered voters, noting that some residents currently pay close to \$300 a month in property taxes. He urged the Council to be open to other financing methods, specifically encouraging contributions like "buy a brick or bench." Even though he characterized the current recreation center proposal as "lipstick on a pig," clarifying that he meant no disrespect but was protective of his home and taxes. He described April and November as the most difficult months for homeowners due to existing property tax bills, a burden Cache County was adding to that night. While ultimately agreeing that the South end needs a recreation outlet, he stated he already pays for his gym and has no children at home. He concluded by mentioning the significant amount he already pays to the Cache County School District, predicting those fees will continue to increase annually.

Tracy Bodrero addressed the Council concerning the South Cache Recreation Center Workshop and the presentation given by Nibley City's Recreation Director, Chad Wright, at the October 15, 2025, City Council meeting. Mr. Bodrero challenged the project's fundamental premise, specifically citing the Abraham Lincoln quote presented by Mr. Wright. He argued that the key word in the quote is "need," implying that the proposed recreation center is merely a "want" or "recreational gratification," rather than a necessary function of government, contrasting it with the historical precedent of local projects like the Wellsville Tabernacle, which was built around 1905 entirely through volunteer efforts and donations, without forcing others to pay. While acknowledging the survey result indicating that 70.8% of Wellsville residents (or "two in every three citizens") support indoor recreation, he questioned the ethical and financial justification of taxing the remaining one-third of the population—particularly those with lower "prosperity"—to fund their neighbors' recreational desires. Mr. Bodrero's central question to the Council was how they would reasonably articulate to that one-third of the population why they should sacrifice a need to fund others' wants, especially when dealing with rising costs like water bills. He referenced the Spanish Fork Recreation Center, noting that the *Daily Herald* reported it was 40% funded through taxes (RAPZ, sales tax, impact fees, and others), but also highlighted that Spanish Fork charges users, citing day passes (\$6-\$7) and annual membership rates (adult \$295, family \$505). Mr. Bodrero concluded his address by acknowledging the previous survey results, he would like to invite every citizen of Wellsville to take *his* survey: Do you support requiring someone else—perhaps even elderly folks—to pay for your recreational activity?

Nibley Councilman Nate Laursen offered two perspectives on the issue. First, as a youth soccer coach, he highlighted the burden placed on local families, noting that three young women from Wellsville on his team must drive all the way to North Logan multiple times a week for practice. He stressed that Wellsville has a great population of youth that would benefit from local facilities. Second, speaking as a Nibley City Council member, he explained why he voted to move forward with the resolution, which is what the Wellsville Council is being asked to do tonight. He clarified that the resolution is not creating anything but is simply the initial step to authorize a public notice and solicit further public input. He urged the Council to stop talking hypothetically about surveys and feelings and instead move toward a formal process that will allow citizens to give a definitive "yes" or "no" on an actual proposed plan. Nibley Councilman Laursen emphasized that elected officials must propose something concrete for citizens to make a decision on. He noted that the Nibley Council passed the measure unanimously to allow citizens to provide this input, stating it is the Council's job to provide citizens with a formal way to express their will. He noted that if petitioners obtain a specified percentage of registered voter signatures, the petition stops the SSD creation process before it can be formally established and proceed to a tax referendum. He concluded that there is "no loss, only gain" by proceeding, as it creates a more formalized channel for public input.

At 6:43 p.m., citizen input was closed.

Mayor Bailey asked the Council for any final questions; Councilman Bob Lindley stated he had none at this time. City Manager/Recorder Scott Wells clarified the immediate action, noting that the Council was voting solely on a resolution that authorizes the scheduling and publicity (via newspaper and website) of a Public Hearing in January. This resolution is the first step and does not create the district itself. Councilman Carl Leatham asked about the County's involvement, noting that Chad Wright mentioned the County is also looking into a recreation center. The Mayor clarified that while the County is exploring the matter, they are not currently looking at anything definite. Mr. Wright stated the County could opt to establish its own facility without the need for a Special Service District (SSD). However, there is not much indication the County is moving in that direction but noted they will have a much better idea after the County's meeting on December 2nd. **Councilman Bob Lindley made a motion, seconded by Councilman Carl Leatham, to adopt Resolution 2025-11, the Establishment of the South Cache Valley Recreation Special Service District to provide recreation services, calling a public hearing and providing notice thereof and related matters.**

YEA 4

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay

NAY 0

ABSTAIN 0

ABSENT 1

Austin Wood

Next, City Manager/Recorder Scott Wells presented the **2025 Municipal General Election Canvass Report and Official Statistics**, a necessary step to officially certify the general election results compiled by the County. The report, distributed to the Council and public, indicated that out of 2,373 registered voters, 1,223 total ballots were cast, resulting in a 51.54% voter turnout, which was considered a good turnout for the City. The report detailed the methods of ballot return: 961 ballots were returned via drop box, 256 via USPS, and 6 in person. Of the ballots cast, 21 initially had verification issues, but 13 of those were successfully "cured." 12 ballots were rejected due to being received past the legal deadline. The six in-person votes included two cast early at the administration office and four cast on election day at the event center. Additionally, 26 ballots were marked as undeliverable, and 3 UOCAVA (overseas military) ballots were sent out, none of which were returned.

The official vote totals were presented as follows: 640 votes for Chad Bankhead Lindley and 580 votes for Carl P. Leatham, with 3 undervotes recorded. City Manager/Recorder Wells also provided a district-by-district breakdown:

- **District 1 (431 votes):** 233 votes for Lindley, 197 for Leatham.
- **District 2 (426 votes):** 275 votes for Lindley, 149 for Leatham.
- **District 3 (366 votes):** 132 votes for Lindley, 234 for Leatham.

Mayor Thomas G. Bailey clarified the status of the City Council seats up for election. He noted that although there were two City Council seats available, only two candidates had applied. As a result of this unopposed application, both candidates automatically won their respective seats and were not required to be voted for in the General Election. Councilman Bob Lindley apologized for a comment made at the last meeting regarding low turnout, acknowledging that the final 51.54% turnout was a "really good turn out" after the County completed all counting. **Councilwoman Denise Lindsay made a motion, seconded by Councilwoman Kaylene Ames, to certify the 2025 Municipal General Election Canvass Report and Official Statistics.**

YEA 4

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay

NAY 0

ABSTAIN 0

ABSENT 1

Austin Wood

Department Reports:

Councilwoman Denise Lindsay-

1) Councilwoman Denise Lindsay made an appeal for Wreaths Across America donations, noting the local effort is currently short of its goal for the year. She encouraged citizens to support the great cause of placing a wreath on every veteran's grave. The local goal is to honor 398 veterans, the drive is still short 207 wreaths. Each wreath costs \$17. The final deadline to submit donations is November 28th, and contributions can be made directly at the City Office.

Councilman Carl Leatham-

1) Councilman Carl Leatham inquired about the date of the City Tree Lighting event. City Manager/Recorder Scott Wells confirmed the event is scheduled for December 1st at 6:00 PM. He noted that a private group volunteered to cover the cost of the donuts and hot chocolate for the citizens. The City Council will serve these refreshments to the attendees.

Councilwoman Kaylene Ames-

1) No business or concerns at this time.

Councilman Bob Lindley-

1) No business or concerns at this time.

Mayor Thomas G. Bailey

1) Mayor Bailey commended the courage of all those who put their names forward for the Primary and General Elections. He reiterated his sincere appreciation for those who stepped up to run for office, noting that serving on the Council and as Mayor is an experience that is good most days, though he acknowledged that some days can be very challenging.

City Manager/Recorder Report:

1) No business or concerns at this time.

At 6:58 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