

investigate it. At 6:16 p.m., citizen input was closed.

Beginning at 6:17 p.m., the City Council shall receive public input, then consider for possible adoption of Resolution 2021-15 canceling the 2021 Municipal Election of Wellsville City. City Manager Scott Wells stated a single candidate applied for the mayoral seat. Only two candidates applied for the two available Council seats. At 6:18 p.m., Mayor Thomas G. Bailey opened the public hearing. Tracy Bodrero stated he believes that canceling the 2021 municipal election will only perpetuate the idea that Wellsville residents have no say in local government. At 6:19 p.m., **Bob Lindley made a motion, seconded by Kaylene Ames, to close the public hearing.**

YEA 4

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

Mayor Bailey responded that holding an election for no reason will cost the City of Wellsville \$12,000 of the resident's tax money. He doesn't believe it smart or prudent to spend that money on an election that means absolutely nothing. He noted Hyrum City canceled its municipal election this year under the same circumstances. Denise Lindsay acknowledged that there is a general misconception regarding the public not having a say in local government. She pointed out that ninety percent of city changes take place at City Council meetings, and they rarely see a decent turnout from residents. She hopes more residents will attend City Council meetings and get involved in local government. Ms. Lindsay stated saving \$12,000 was most sensible. Kaylene Ames emphasized that only ten percent of residents actually fill out a ballot and return it by mail. Chad Poulsen guessed fewer than three percent would bother filling out and returning a ballot in which they had no voting options. Mayor Bailey pointed out even if five individuals filled out and mailed in a ballot it would not change the results. **Bob Lindley made a motion, seconded by Chad Poulsen, to adopt Resolution 2021-15 canceling the 2021 Municipal Election of Wellsville City.**

YEA 4

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

Mayor Bailey then opened the discussion regarding the concept, preliminary and final subdivision approvals along with the public hearing process, Ordinances 11-3-2, 11-3-3, and 11-3-5. City Manager Scott Wells stated a public hearing for these proposed amendments will be held at next week's Planning Commission meeting. Amendments for the **concept plan** consist of a recommendation made to the City Council by the Planning Commission, and a public hearing along with an approval or denial made by the City Council. Amendments for the **preliminary plan** consist of a recommendation made to the City Council by the Planning Commission, and a public hearing along with an approval or denial made by the City Council. The **final plan** consists of a recommendation made to the City Council by the Planning Commission, with an approval or denial made by the City Council without a public hearing. Chad Poulsen stated the Planning Commission prefer these amendments. **Denise Lindsay made a motion, seconded by Chad Poulsen to continue the discussion regarding concept, preliminary and final subdivision approvals along with the public hearing process, Ordinances 11-3-2, 11-3-3, and 11-3-5.**

YEA 4

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

The Council then discussed the progress of the Wellsville Tabernacle and future opportunities. Councilwoman Kaylene Ames, a director of the Wellsville Foundation, Inc., read an excerpt "History of the

Wellsville Tabernacle" from *Windows of Wellsville* (see Attachment 1). Ms. Ames shared that the Wellsville Foundation, Inc. was formed in 1994. Ms. Ames became a Wellsville resident in 2000 and began working alongside Foundation members Ila Ree Wright and Clark Maughan. Today, the Historic Wellsville Tabernacle is known as the Wellsville Community Center for Arts, Education, and Entertainment. The Wellsville Foundation, Inc. is now governed by twelve directors and thirty board members. Ms. Ames then introduced Kehler Ames, the Wellsville Community Center's building manager. Kehler Ames said the Community Center has been closed since 2010 due to structural concerns. He stated the building is now structurally sound and the Foundation is beginning interior renovations. Kehler Ames presented picture slides of the new steel beam, bracketing, and lumber supporting the roof. Renderings were displayed of the planned commercial kitchen. Kehler Ames has been meeting with HVAC companies to obtain bids for a new climate control system. A Community Center Donor Dinner will be held October 21, 2021 to generate additional funding. Margaret Bosworth stated how thrilled the public was to see the building reopened, after eleven years, for Founders' Day. She estimated 500-600 people toured the building on Founders' Day. Jami Van Huss, who works in the profession of historical preservation, called the Community Center a prize-winning project. She lauded the dedicated volunteers and community support, and believes the building is endearing to the public and has tons of potential. She stated now that the roof is fixed the building's primary issues are aesthetic. Ms. Van Huss says the Foundation has a lot of momentum and she is excited to see the renovations in the upcoming years. Multiple youth groups have toured the Community Center since it has been reopened, many of which have never been inside the building before.

Ms. Ames reported the Founders' Day Community Breakfast was a fundraiser for the Wellsville Foundation. Matching grant applications double the funding. She stated the structural repairs would not have been possible without the RAPZ fund and Wellsville City funds, along with hundreds of hours of structural expertise dedicated by Aaron Selvage and Ray Larsen. Glenn Ames stated he hopes to soon obtain a sizeable donation from an unnamed donor. He hopes to use this donation towards funding the HVAC system.

Mayor Thomas G. Bailey introduced the Executive Session, to discuss the purchase, sale, exchange, or lease of real property. **At 6:53 p.m., Denise Lindsay made a motion, seconded by Kaylene Ames, to adjourn into a closed session to discuss the purchase, sale, exchange, or lease of real property.**

YEA 4

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

EXECUTIVE SESSION:

Those present in the closed session were: Mayor Thomas G. Bailey; Councilmembers Kaylene Ames, Bob Lindley, Denise Lindsay, Chad Poulsen; City Manager Scott Wells; Minute Recorder Megan Petersen; Wellsville Foundation members Glenn Ames, Kehler Ames, Margaret Bosworth, Jami Van Huss, and Jonathan Van Huss.

The closed session was digitally recorded and saved as "Closed Session – City Council Meeting 10/06/2021".

At 7:28 p.m., Councilmember Denise Lindsay, seconded by Bob Lindley, made a motion to reconvene into an open session.

YEA 4

NAY 0

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

OPEN SESSION:

Tracy Bodrero rejoined the open session.

Department Reports:

Denise Lindsay-

- 1) Is looking for suggestions on areas of sidewalks within the city which need to be repaired. Ms. Lindsay will consult Kaylene Ames regarding sidewalks broken by tree roots and determine if certain trees need removed.
- 2) Has found no residents interested in joining the sidewalk committee.
- 3) Found the Utah League of Cities and Towns seminar to be very educational and informative. Ms. Lindsay enjoyed interacting with neighboring city councilmembers.

Chad Poulsen-

- 1) Found the Utah League of Cities and Towns seminar to be a very good experience.

Kaylene Ames-

- 1) Stated she thoroughly enjoyed the Utah League of Cities and Towns seminar. She is excited to have learned of additional options for project funding.
- 2) Will address need for beautification committee members in the city newsletter.
- 3) Thanked the Wellsville Foundation members for their attendance at tonight's meeting and for all their dedicated hours to the Wellsville Community Center for Arts, Education, and Entertainment.

Bob Lindley-

- 1) The flag football league (in conjunction with Nibley City) which is playing under the lights of the Darley Field ball diamond in the evenings, will end next week. Mr. Lindley stated the games have been highly attended and believes the league has been a great success. Bathrooms have been closed for the season at the ball diamond.

Mayor Thomas G. Bailey-

- 1) No business or concerns at this time.

City Manager/Recorder's Report:

- 1) The city has pushed for the proposed Sherwood Hills developer's credentials. Reeve and Associates, Inc. would prefer to list the developers credentials off public record. Mayor Bailey stressed all developers should have to bare their souls on public record. Kaylene Ames and Chad Poulsen agreed. Bob Lindley asked what our rules and ordinances say regarding credentials. Mayor Bailey answered that the city can demand the developer's credentials. The developer can give written consent for anyone to present those credentials, such as Nate Reeve. Mr. Wells noted the Council isn't looking at the property owner's credentials; the Council is looking at the feasibility of the developer having funds to build millions of dollars' worth of infrastructure. Mayor Bailey advised making sure the entire infrastructure is in place before a single home is built in the subdivision.
- 2) A Cache County Sheriffs Deputy approached Mr. Wells regarding improving the traffic flow to Wellsville Elementary. The deputy is meeting with Wellsville Elementary's principal regarding a one-way pick up and drop off, which might prevent 500 North becoming a deadlock. The Council discussed numerous possible traffic alternatives. The Council will brainstorm ideas and continue the discussion at a later date.

At 7:55 p.m., Bob Lindley made a motion, seconded by Chad Poulsen, to adjourn the meeting.

YEA 4

Kaylene Ames
Bob Lindley
Denise Lindsay
Chad Poulsen

NAY 0



Thomas G. Bailey
Mayor



Scott Wells
City Manager

History of the Wellsville Tabernacle

Wellsville's Tabernacle stands majestically in the town square as a monument of the industry and integrity of her people. It is an historic landmark to her people. It stands as a monument to the deep-root faith and hardworking spirit of these people and their era. Its tall steeple peeks out above the lush green foliage of the town square and acts as a landmark for travelers entering the valley. It stands like a centurion, guarding the wealth of history that encapsulates this little town. It was begun under the direction of Bishop Evan R. Owen, a religious and diligent worker, loved and admired by his ward members. He was a man of force, vigor, and enterprise. His counselors in this undertaking were William H. Darley and Heber Parker who assisted him with his heavy burdens.

The Wellsville Tabernacle may have been the last major building erected by pioneer methods in Cache Valley, for virtually everything was locally produced and the work done by local members. For over seventy years it was the primary site of Wellsville's spiritual gatherings. Its very existence commemorates the rich history of a town, whose many past and present members have worshipped there in reverence.

On April 3, 1902, ground was broken for this building designed by C. T. Barrett. Although the building was estimated to cost \$20,000, after six years of construction the Tabernacle cost \$65,000. The first time it was used as a meeting house was during a quarterly conference of the Hyrum Stake in 1908. Ninety-five percent of the construction was done by ward members without the benefit of modern machinery and materials.

The Tabernacle stood much the same as it was contracted until 1928 when a new two manual pilcher pipe organ was installed at a cost of \$7,000, and with the acoustics of the building as they were, it soon became a favorite for organ performers. H. R. Farglear of St. Louis spent two weeks in May of 1928 installing the new organ. While here, he stayed at the home of Emily P. Maughan who lived across the street from the building. When his job was finished, Professor S. E. Clark, Samuel B. Mitton, and Gilbert Thorpe, all of Logan, came to try it out and they all agreed that it was one of the finest in the valley. The pipe organ was a prized possession for fifty years before a new console was installed in June 1978.

Attachment #1

During the 1930's the "jazz" plaster was removed from the walls and they were painted. New benches were installed and the old opera chairs were moved over to the theater where many of them were still being used when the building was razed. A small amusement hall was made in the basement. The cost of these improvements amounted to about \$20,000. Indoor plumbing was installed and rose garden occupied the space where the outdoor facilities had stood.

It was during the holiday season of 1936 that a wind storm rubbed the wires bare and a fire started in the tower. Fire weakened the tower and when other circumstances made it unsafe, this beautiful brick and cement tower was removed; the Tabernacle stood several years without a tower. Then one clear summer day a giant crane came into town to place a beautiful shiny copper tower in its place. There were also four smaller ones at each corner.

The inside of the Tabernacle underwent an extensive remodeling in 1951-1954. The floor in the basement was raised to cover unsightly pipes, a stage was made where the old kitchen had been and new kitchen was made. The steep, winding front stairway was taken out and a cloak room made in the lower hall; a bishop's office was made at the rear of the chapel. Colored glass windows were installed and new lighting in the chapel made the refurbishing complete. In 1956 a new north entrance closing in an already existing open stairway was added.

The Tabernacle was selected for official registration as a Utah State Historic Site by Governor Calvin Rampton's Historic and Cultural Sites Review Committee.

During 1978 and 1979 a movement to raze, sell, or remodel the historic Tabernacle got underway. These were times of controversy - those favoring preservation against those favoring a new stake center. Economics outweighed aesthetics and the new stake center was approved by stake leaders.

The last church meetings were held in the Tabernacle on Sunday, July 19, 1981. Wellsville City had previously purchased the Tabernacle for the sum of \$65,000, the exact amount that had been used to construct the building almost eighty years before.

*This history has been adapted from Windows of Wellsville.