

MINUTES of the regular **City Council** meeting of Wellsville City held **Wednesday, June 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 June 13, 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: Tracy Bodrero Megan Petersen Diane Roundy

Opening Ceremony: Councilman Bob Lindley

The Council reviewed the agenda. Item 9, '*Scott Wells- Discuss 4th Quarter Financials for April 2025*' was removed from the agenda. **Councilwoman Denise Lindsay 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 reviewed the minutes of the June 04, 2025, regular City Council meeting. **Councilman Carl Leatham made a motion, seconded by Councilman Bob Lindley, to approve the minutes of the June 04, 2025, regular City Council meeting.**

<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			

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 Council discussed the disbursement of funds from Wellsville City to Bison Customs LLC for a metal rack intended for the city float. Canyon Landscape received the final payment for their work landscaping the new section of the cemetery. The Payment Approval Report is dated 06/18/2025. 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 30885 through 30918.**

<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 6:07 p.m., Mayor Thomas G. Bailey opened the meeting for citizen input. There was no citizen input.
At 6:08 p.m., citizen input was closed.

Beginning at 6:09 p.m., the City Council shall receive public input, then consider for possible adoption **Resolution 2025-03**, a resolution opening the City 2024/2025 fiscal year General Fund, Capital Projects Fund, Water Fund, Sewer Fund, and Storm Water Fund, both Operating and Capital budgets previously adopted, to make transfers and adjustments and authorize certain interdepartmental transfers within. The purpose of opening these budgets is to facilitate necessary transfers and adjustments, as well as to authorize

specific interdepartmental transfers within these funds.

At 6:12 p.m., Mayor Thomas G. Bailey opened the public hearing and asked if there were any comments. There was no public input. At 6:13 p.m., **Councilman Bob Lindley made a motion, seconded by Councilwoman Kaylene Ames, to close the public hearing.**

YEA 4

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay

NAY 0

ABSTAIN 0

ABSENT 1

Austin Wood

Mayor Bailey then asked the City Council if they had any questions or comments. City Manager/Recorder Scott E. Wells provided a comprehensive explanation of the adjusted revenues and expenses, demonstrating how these modifications would balance the 2024/2025 budget. He meticulously reviewed the interdepartmental transfers for each fund, bringing clarity and transparency to the proposed changes. The Total General Fund Revenues budget increased from \$3,049,039 to \$5,337,247. This increase was attributed to several factors, including but not limited to: Sales Tax; Building Permits; Class C Road Funds; Outdoor Recreation Fund; Emergency Response; Wild Land Fire Grant; Cemetery Capital Improvement Fund; Interest Earned; etc. The increase in the Outdoor Recreation Fund was a direct result of a \$2 million award from the Utah Outdoor Recreation Grant (UORG). This grant, part of the Outdoor Recreation Initiative, was awarded to Wellsville City to facilitate the acquisition of a portion of the Bridle Path Estates property. This land, formerly identified by Parcel IDs #10-053-0006, #10-053-0010, #10-050-0006, #10-062-0007, and #10-053-0013, is situated at approximately 7625 South Highway 89/91. Plans for this newly acquired property involve its designation as *open space*. Additionally, \$1 million from Wellsville City's savings was allocated for this purchase, with \$220,000 of that amount originating from payments made to the city in lieu of open space, meaning those funds were collected from developers who, instead of physically dedicating open space within their developments, provided a financial contribution for the city to acquire and maintain open space elsewhere. The \$2 million grant from the Utah Outdoor Recreation Grant (UORG) and the \$1 million allocated from Wellsville City's savings were combined to purchase the approximately 200 acres of the Bridle Path Estates property.

Correspondingly, The Total General Fund Expenditures budget also increased from \$3,049,039 to \$5,337,247. Noteworthy increases in expenditures included: Justice of the Peace Court; Cultural Property & Buildings; Planning and Zoning; Communication Center Assessment; Solid Waste Collection; Parks & Recreation; Trsf to Capital Projects in PTIF 05712; etc. The Council verified all budget revenues matched expenses, ensuring a balanced financial plan. Councilwoman Denise Lindsay asked City Manager/Recorder Wells if he had any specific concerns regarding the 2024/2025 General Fund. In response, he stated that the city is currently in the process of conducting a sewer rate analysis to determine if an increase in rates is necessary. He emphasized that this analysis is an important step for the city in the upcoming fiscal year. City Manager/Recorder Wells explained that Wellsville City had been hoping to acquire the Bridle Path Estates property for several years and had been diligently accumulating savings in anticipation of this purchase. He affirmed that Wellsville City is in sound financial shape. **Councilman Carl Leatham made a motion, seconded by Councilwoman Kaylene Ames, to adopt Resolution 2025-03 to open the 2024/2025 fiscal year General Fund, Capital Projects Fund, Water Fund, Sewer Fund, and Storm Water Fund, both Operating and Capital budgets previously adopted, to make transfers and adjustments and authorize certain interdepartmental transfers within.**

YEA 4

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay

NAY 0

ABSTAIN 0

ABSENT 1

Austin Wood

Second, the City Council shall receive public input, then consider for possible adoption **Resolution 2025-04**, a resolution establishing the salary and salary ranges and benefits for the employees of Wellsville City,

covering the fiscal budget year July 1, 2025 through June 30, 2026. Full time employees: public works, court clerk, and assistant treasurer will receive a two percent (2%) Cost of Living Adjustment (COLA) and a three percent (3%) Merit Increase. Part-time employees will not receive an increase.

At 6:26 p.m., Mayor Thomas G. Bailey opened the public hearing and asked if there were any comments.

Tracy Bodrero inquired whether an annual evaluation form is utilized for all positions to justify salary increases on an annual basis. In response, City Manager/Recorder Scott Wells clarified that while a formal evaluation form does not exist, he and the Mayor consistently discuss city employees on a regular basis, raising any potential concerns as they arise.

Diane Roundy inquired about the average pay increases across the state. City Manager/Recorder Scott Wells responded that this year municipalities in Cache County will see an average increase of 6-10%. Ms. Roundy then asked about the last time city employees received a raise. City Manager/Recorder Wells explained that the city generally aims to meet the middle range of Cache County's average raises. He noted that last year's raises were in the middle, while this year's were 1% less than the lower end of that range. Ms. Roundy then voiced her strong personal belief that city employees should receive a cost of living raise annually. She contended that it would be "foolish" not to offer competitive raises, as doing so is essential for employee retention. City Manager/Recorder Wells stated that the city strives to offer strong, competitive raises to avoid losing employees to other communities in the valley, which are the primary competitors for talent. He shared that he regularly attends meetings with HR professionals and city managers to monitor compensation trends. For example, he mentioned that Hyrum City is currently offering 10% raises due to their struggle with employee retention. City Manager/Recorder Wells expressed his belief that a 5% increase would position Wellsville City ahead of that trend. Ms. Roundy concluded by reiterating the importance of providing employees with a livable wage.

At 6:29 p.m., **Councilman Bob Lindley made a motion, seconded by Councilman Carl Leatham, to close the public hearing.**

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

Mayor Bailey then asked the City Council if they had any questions or comments. Councilman Bob Lindley echoed Diane Roundy's concerns, stating he had similar questions regarding employee compensation percentages. He emphasized the importance of ensuring Wellsville City employees remain competitive, perhaps not at the highest end of the pay scale, but certainly not at the lowest. City Manager/Recorder Wells responded that he believes the city is in good shape. He clarified that last year's raises put the city in the middle range for the valley, and while this year's were on the lower side of that range, he still feels the city is in good standing with its employees, adding that they will aim for the middle range next year. **Councilman Bob Lindley made a motion, seconded by Councilwoman Kaylene Ames, to adopt Resolution 2025-04, to establish the salary and salary ranges and benefits for the employees of Wellsville City, covering the fiscal budget year July 01, 2025 through June 30, 2026.**

<u>YEA</u> <u>3</u>	<u>NAY</u> <u>0</u>	<u>ABSTAIN</u> <u>1</u>	<u>ABSENT</u> <u>1</u>
Kaylene Ames		Denise Lindsay	Austin Wood
Carl Leatham			
Bob Lindley			

Third, the City Council shall receive public input, then consider for possible adoption **Code Amendment Ordinance 2025-01**, an amendment of the Wellsville City Code for the purpose of setting salaries and benefits for the elected and statutory officers for fiscal year July 01, 2025 through June 30, 2026. City Manager/Recorder Scott E. Wells stated the mayor and council members do not receive an increase in salary. City Manager/Recorder Wells explained State law mandates the Justic of the Peace receive the same

raise as full-time city employees, which amounts to a 5% increase. Furthermore, the State also increased the minimum salaries for the Justice of the Peace at that particular tier, resulting in an overall increase of eight percent (8%). The City Treasurer will receive a two percent (2%) Cost of Living Adjustment (COLA) and a three percent (3%) Merit Increase. The City Manager and City Recorder positions will receive a two percent (2%) Cost of Living Adjustment (COLA) and a three percent (3%) Merit Increase equaling a \$5,463.00 monthly salary.

At 6:35 p.m., Mayor Thomas G. Bailey opened the public hearing and asked if there were any comments.

Tracy Bodrero began by acknowledging the Justice of the Peace has held the position for at least two years, potentially longer. Noting that all court sessions are conducted virtually, he directed a pointed question to the Mayor and Council members (he excused Councilmember Leatham). Mr. Bodrero asked how many times in the past two years they had logged on to witness court sessions and evaluate the judge's judicial prudence and conduct towards those accused of crimes in Wellsville City. Mayor Bailey responded that he had personally been present in Judge Matthew Lorz's courtroom two or three times and had observed his proceedings. Councilwoman Kaylene Ames clarified that her engagement had been in-person, not through virtual platforms like Zoom. City Manager/Recorder Wells confirmed that Judge Lorz has chosen to conduct his court sessions online. Councilwoman Denise Lindsay then pointed out that virtual court proceedings were already in place prior to Judge Lorz's tenure due to COVID-19, and the observed efficiency led to their continuation. Councilman Bob Lindley further highlighted that holding court online results in cost savings for Wellsville City, as it eliminates the need for a bailiff to be physically present. City Manager/Recorder Wells confirmed that a bailiff would be required in all in-person court situations. He added that the city had explored the possibility of sharing a bailiff with Hyrum but concluded that the online format works well for all parties involved.

Diane Roundy expressed her strong dissatisfaction with using COVID-19 as a continued justification for not conducting in-person functions. She stated that she wants Judge Lorz to hold court in person and on-site, emphasizing that if a bailiff is required, the city should simply hire one. Ms. Roundy asserted that the entire "virtual thing was a farce to begin with," believing that individuals need to be accountable and face an actual person, not just a screen, when appearing in court.

Tracy Bodrero reiterated his previous question, specifically asking how many times the council members had personally attended court sessions. He also stated his understanding that the judge could provide an emergency plan to superiors to avoid needing a bailiff. Councilwoman Kaylene Ames confirmed she has not attended online sessions. Councilman Bob Lindley also stated he has not attended online. Councilwoman Denise Lindsay, reported observing proceedings in person six times. She noted that court has been "pretty locked down" since then, with doors locked and sessions virtual unless an in-person appointment is scheduled, which then requires a bailiff. City Manager/Recorder Wells added that individuals do occasionally attend by scheduled appointment on Tuesday nights. While acknowledging safety concerns, Diane Roundy emphasized the importance of face-to-face interaction. City Manager/Recorder Wells highlighted that the city attorney's and prosecuting attorney's ability to participate virtually saves on travel time, pointing out some benefits to online proceedings. Ms. Roundy concluded by stating that she believes the money saved by virtual courts does not outweigh the importance of upholding the law and accountability in person within Wellsville City.

Mayor Thomas G. Bailey acknowledged the delicate balancing act involved in the court's operations, emphasizing that it must be self-sustaining to remain in Wellsville City. He expressed concern that if the court cannot financially support itself, it would cease to exist within the city limits. Councilwoman Lindsay highlighted that Wellsville City is one of the few remaining municipalities with its own court, noting that cities like Smithfield and Hyde Park disbanded theirs due to an inability to financially sustain them. Annually, the city has evaluated the feasibility of maintaining its court versus relinquishing it to the state. The costs include paying the court clerk, judge, attorney, and a bailiff to run their own court. She asserted that the court is not generating profit but merely breaking even. City Manager/Recorder Wells further elaborated on the consequences of abandoning the court to the 1st District Court in Logan, explaining that the city would still incur costs. He clarified that while the city might not entirely abandon the court, it could contract with Hyrum or another entity to handle Wellsville City's cases, emphasizing that if the court is

abandoned entirely, "it is gone forever." Mayor Bailey confirmed that this discussion occurs annually to ensure the court covers its costs. City Manager/Recorder Wells then questioned the proportion of tickets issued to Wellsville City citizens versus those merely passing through on Highway 89/91.

At 6:48 p.m., Councilman Bob Lindley made a motion, seconded by Councilwoman Denise Lindsay, to close the public hearing.

<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			

Councilwoman Denise Lindsay made a motion, seconded by Councilman Bob Lindley, to adopt Code Amendment Ordinance 2025-01, an amendment of the Wellsville City Code, for the purpose of setting salaries and benefits for the elected and statutory officers for fiscal year July 01, 2025 through June 30, 2026.

<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			

Fourth, the City Council shall receive public input, then consider for possible adoption **Resolution 2025-05**, a resolution approving and adopting the fiscal 2025/2026 Operating and Capital budgets for Wellsville City's General Fund, Capital Projects Fund, Water Fund, Sewer Fund, and Storm Water Fund. City Manager/Recorder Scott E. Wells repeated full-time employees will receive a five percent (5%) increase. Part-time employees will not receive an increase. Employee medical and dental insurance increased 4.6 percent. The City will cover ninety five percent (95%) of insurance premiums, with employees paying five percent (5%). City Manager/Recorder Wells highlighted each fund. For General Fund Capital Projects, plans include improvements at the elementary park for a multiuse basketball/pickleball court. However, repairing the tennis courts is being postponed due to insufficient funds; \$110,000 has been saved for them, but the bid came in at \$210,000. This year's RAPZ tax contributed \$70,000, supplemented by \$10,000 from last year's funds and an additional \$30,000 from savings. Mayor Thomas G. Bailey suggested that keeping the RAPZ tax on the books for too long might not be beneficial, implying it would be better to utilize savings and complete the projects. Councilwoman Denise Lindsay commented that delaying projects would only incur more expenses. The Water Fund budget includes an upgrade for the mini excavator, which will improve efficiency for various water-related projects. Additionally, there are plans for a 200-West waterline and work on the chlorine building at Leatham Springs. Within the Sewer Fund, key projects involve a cement structure between Cell 2 and 3. The fund also allocates \$36,000 for land application pump. The Law Enforcement budget saw an increase from \$71,000 to \$76,000, based on a one-year contract. Budgeted impact fees are associated with five homes. For elections, the budget allocates \$99,300 to cover both a primary and a general election. The court's financial situation remains exceptionally tight, with budgeted expenses at \$429,307 and projected revenue at \$429,000, resulting in expenses exceeding revenue by just \$307. City Manager/Recorder emphasized that the court's finances are reviewed annually, with the primary goal being to cover expenses, not generate profit. This approach prevents the general tax base from subsidizing costs incurred by individuals not residing in Wellsville City. The Mayor clarified that while the mini excavator appears in various budgets, the city is only purchasing one machine. Its cost is distributed across the road, water, sewer, and stormwater budgets because it will be utilized by all these departments. According to Public Works, the mini x is considered one of the best investments ever made due to its versatility. Councilman Bob Lindley supported this, noting that complaints at the cemetery have significantly decreased since the mini x was acquired, highlighting it as a "great tool to have." At 7:02 p.m., Mayor Thomas G. Bailey opened the public hearing and asked if there were any comments.

Tracy Bodrero inquired about the court's budget, specifically asking if there was a dedicated number for

language translator services for defendants. City Manager/Recorder Scott Wells stated that \$5,000 is budgeted annually for professional and technical services in the court, which includes these translation costs.

Diane Roundy expressed her frustration, indicating a belief that state mandates are increasingly influencing smaller communities. She specifically questioned what actions could be taken regarding the judge's salary, implying that the state's influence on such matters felt excessive. Ms. Roundy emphasized the necessity for small communities to resist this state overreach. City Manager/Recorder Scott Wells explained that the city has limited ability to resist such directives, as the court functions as its own distinct entity. Ms. Roundy then urged them to engage in open dialogue with the State regarding the court's operations and the extent of state oversight. City Manager/Recorder Wells identified Casey Snider of the Utah House of Representatives as their advocate for facilitating such discussions.

At 7:09 p.m., **Councilman Bob Lindley made a motion, seconded by Councilwoman Denise Lindsay, to close the public hearing.**

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

Councilman Lindley asked if the budget numbers received from election officials are designed to cover both the primary and general elections. City Manager/Recorder Wells affirmed. **Councilwoman Denise Lindsay made a motion, seconded by Councilman Bob Lindley, to adopt Resolution 2025-05, approving and adopting the fiscal 2025/2026 Operating Capital budgets for Wellsville City's General Fund, Capital Projects Fund, Water Fund, Sewer Fund, and Storm Water Fund.**

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

Fifth, the City Council shall receive public input, the consider for possible adoption **Resolution 2025-06**, a resolution setting the fee in lieu of water dedication transferred to the city upon annexation, development and/or subdividing at \$4,500 per acre foot for the City's fiscal 2025/2026 year. Regarding the fee in lieu of water rights, City Manager/Recorder Scott Wells stated that this is an annual discussion. He explained that the cost of an acre-foot of water has recently escalated dramatically. While the current resolution sets an acre-foot at \$4,500, which is the number he has for the resolution, he noted that he was unable to reach an expert for a definitive valuation. However, an assistant provided a rough estimate, that well-quality water is likely fetching prices up to \$25,000 an acre-foot. City Manager/Recorder Wells roughly estimated that an acre-foot of irrigation water might cost around \$7,000-\$8,000. Wellsville City's 40-year water plan indicates the city possesses sufficient water resources to meet projected demands for that period. Consequently, a state statute prohibits the city from currently requiring a water dedication from new developments. Mayor Bailey elucidated that even if a development has access to secondary water, the city can still request that they install a pressurized secondary water system. City Manager/Recorder Wells expressed a desire to have an official number recorded, noting that this figure can be adjusted at any given time once an expert provides a definitive valuation. They decided to keep the \$4,500 figure on the books for now, as it can be changed at any given time.

At 7:17 p.m., Mayor Thomas G. Bailey opened the public hearing and asked if there were any comments. There was no public comment.

At 7:18 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
Denise Lindsay

NAY 0

ABSTAIN 0

ABSENT 1

Austin Wood

Councilman Bob Lindley expressed his agreement with setting the fee in lieu of water dedication at \$4,500 for now. He acknowledged that if, within the next two or three months, this figure proves to be too low due to different circumstances, the council would need to initiate a conversation about increasing it through a notice resolution. City Manager/Recorder Wells emphasized the importance of having *something* officially recorded and the flexibility to change that number at any time. **Councilman Bob Lindley made a motion, seconded by Councilman Carl Leatham, to adopt Resolution 2025-06, setting the fee in lieu for water dedication transferred to the City upon annexation, development and/or subdividing at \$4,500.00 per acre foot for the City's fiscal 2025/2026 year.**

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 initiated a discussion regarding a citizen's request to replace a sidewalk in front of their house. She recalled that, in the past, the city would agree to pay 50% of the concrete cost. However, in this specific case, the citizen insisted the city should cover the entire cost, citing that neighbors across the street, particularly those involved in a project approximately ten years ago to ensure safe sidewalks for the new elementary school, did not have to pay for their sidewalk. City Manager/Recorder Scott Wells noted that two adjacent neighbors also had sidewalks in need of repair but were not looking to have them fixed, which complicated how to address the situation without repairing the entire section. He described it as arguably the worst sidewalk in Wellsville City, second only to the one in front of the public works building. The city aims to replace the worst section of sidewalk each year, prioritizing areas most in need of repair to ensure pedestrian safety and maintain infrastructure. The proposed plan was to replace the problematic section within the block this year as well as the sidewalk in front of the public works building. Councilwoman Kaylene Ames confirmed that trees were not involved and tree roots were not the cause of the damage. Councilman Bob Lindley asked if it was a high-foot traffic area, to which the answer was affirmative. The discussion then turned to the area in front of the public works building, suggesting a low-maintenance landscape solution, possibly involving landscape fabric and small river rock, to address the difficulty in mowing and to maintain a level surface. City Manager/Recorder Wells provided measurements, indicating 250 feet at one location and 160 feet for the public works area. Councilwoman Lindsay asked for the council's perspective on the sidewalk replacement. Councilwoman Ames stated that both sections of sidewalk need replaced. Councilman Leatham stated that if the sidewalk is indeed a priority, he would agree to its replacement. Councilman Bob Lindley said he would object if he believed the area had been abused by homeowners with heavy traffic or equipment, but he clarified that this particular stretch of sidewalk did not exhibit such conditions. Mayor Bailey suggested it might be the original sidewalk installed in Wellsville City. City Manager/Recorder Wells and the council humorously recalled that the rise in that particular section of sidewalk had served as an excellent jump on their way to the Honda jumps at the Cheese Plant as kids.

2) Councilwoman Denise Lindsay reported receiving a phone call from a concerned citizen who frequently walks late at night or early mornings. This resident observed multiple instances of vehicles or trailers parked on sidewalks. Councilwoman Lindsay suggested including a reminder in the newsletter to encourage residents to keep sidewalks clear. Councilman Bob Lindley agreed that a newsletter reminder is a good initial step, reiterating that sidewalks are not intended for parking.

Councilman Carl Leatham-

1) Councilman Carl Leatham reported on a personal visit from Tony Nielson who is still pursuing the possibility of annexing 21 lots (Tax Id. #10-045-0017 & #10-055-0001) into Wellsville City. Nielson is seeking to annex property and believes he has found legal precedent that allows for the creation of an "island" or "peninsula" of annexed land, citing several examples in Box Elder County. The Mayor, however, noted that the city attorney had previously advised against pursuing such an annexation strategy. Councilman Leatham mentioned that Nielson believes he has found a state ordinance that permits municipalities to undertake such actions. Councilwoman Denise Lindsay then voiced her concern regarding the approval of wells and septic tanks, finding it disheartening to see each installed directly over the aquifer. Councilman Leatham reiterated that an annexation plan would open up the area for additional annexations, allowing more properties to connect to the city system, which he views as advantageous for Wellsville City.

Councilwoman Kaylene Ames-

1) No business or concerns at this time.

Councilman Bob Lindley-

1) Councilman Bob Lindley announced that the **little league season** is nearing its conclusion.

City Manager/Recorder Report:

- 1) City Manager/Recorder Scott Wells described the ongoing issue with roosters as "the song that never ends."
- 2) Councilman Carl Leatham raised concerns regarding complaints about an excessive number of animals on a residential lot. City Manager/Recorder Wells explained that a *Notice of Violation* addressing this specific issue will be finalized and issued next week. He further stated that six additional *Notices of Violation*, not pertaining to animals, have been drafted which the enforcement officer will issue later this week.
- 3) City Planner Jay Nielson is retiring from Wellsville City, prompting the need for new planning support. The city is issuing an RFQ (Request for Qualifications) to evaluate engineering groups that can assist them. The plan is to hire a firm quickly to provide temporary support for the next month or so until a permanent solution is found. City Planner Nielson, however, continue to assist with some pending code writing where the city is behind. City Manager/Recorder Wells acknowledged that City Planner Jay Nielson's impending departure will create a substantial void, recognizing the immense value he brought to Wellsville City over many years. City Manager/Recorder Wells particularly highlighted Nielson's significant contributions and the strong positive impact he had, expressing that his presence will be greatly missed.
- 4) Firework restrictions for the 2025-2026 season will be on the agenda for the next City Council meeting. The proposed restrictions will apply to the same areas as in the past, specifically 200 West and 900 South. Councilman Bob Lindley strongly urged against relaxing the restrictions, emphasizing the current dry conditions.
- 5) Hyrum McCormick is proposing an Eagle Scout project to develop horseshoe pits at the old elementary school park.
- 6) A donation has been made for a picnic table and a cement pad to be placed under the trees at Peggy Bankhead's former outdoor classroom, located next to the pickleball courts. Wellsville City plans to fund a second picnic table and cement pad for the same area.
- 7) A service project has been proposed to paint the bleachers.
- 8) Ditch-cleaning is scheduled for July 12th, involving inmate work crews. With the state sweeper scheduled to sweep it up on July 14th.

At 7:48 p.m., **Councilman Bob Lindley made a motion, seconded by Councilman Carl Leatham, 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