

MINUTES of the regular **City Council** meeting of Wellsville City held **Wednesday, July 02, 2025**, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey, Councilwoman Kaylene Ames; Councilmen Carl Leatham, Bob Lindley and Austin Wood. City 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 27, 2025. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Councilwoman Denise Lindsay was excused from this meeting.

Others Present: Larry Bodily Tracy Bodrero Megan Petersen
 Linda Wursten

Opening Ceremony: Councilwoman Kaylene Ames

The Council reviewed the agenda. **Councilman Carl Leatham made a motion, seconded by Councilman Austin Wood to approve the agenda as presented.**

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

The Council reviewed the minutes of the June 18, 2025, regular City Council meeting. **Councilman Bob Lindley made a motion, seconded by Councilman Carl Leatham, to approve the minutes of the June 18, 2025, regular City Council meeting.**

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

Payroll is approved through the budget, therefore, the checks approved in the City Council minutes are not in numerical order from City Council meeting to City Council meeting as the city uses the same checking account for payroll and accounts payable. The Payment Approval Report is dated 07/02/2025. After review and discussion, **Councilman Austin Wood made a motion, seconded by Councilman Bob Lindley, to approve the city's accounts payable bills for payment, represented by check number 30928 through 30968.**

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

At 6:07 p.m., Mayor Thomas G. Bailey opened the meeting for citizen input.

Larry Bodily brought his ongoing concerns about disruptive rooster crowing in his neighborhood to the City Council's attention. He described persistent noise, day and night, including past conflicts between neighbors and new issues that have recently emerged, despite a previous resolution where a neighbor removed one of their roosters. Mr. Bodily emphasized the severe impact on his wife's sleep who has declining health, as roosters begin crowing as early as 4:00 a.m. and continue throughout the day. He noted that the noise is so loud it disturbs his grandchildren's naps and can be heard inside his home even with windows closed, which he views as an invasion of privacy. He also questioned the necessity of roosters for managing hens and pointed to escalating neighborhood tension caused by the issue.

Mayor Bailey confirmed that no city ordinance currently exists against roosters. Councilman Carl Leatham mentioned addressing the issue by classifying roosters as a nuisance animal on a complaint-driven basis, similar to existing dog barking complaints. City Manager/Recorder Scott Wells cautioned that such a change may lead to the elimination of all roosters in Wellsville City.

Mr. Bodily expressed frustration that previous attempts to mitigate the noise, such as reducing the number of roosters, had not solved the consistent crowing. As a first step, the Mayor proposed that he and City Manager/Recorder Wells would personally speak with the rooster owner to mediate the situation. Councilman Leatham noted a rise in similar complaints throughout town, a point reinforced by Councilwoman Kaylene Ames, they observed an increase in rooster ownership since COVID-19. Councilwoman Ames highlighted the particularly disruptive nature of the roosters in Mr. Bodily's neighborhood, which has fueled significant neighborhood tension. The Council underscored the need for a resolution.

Tracy Bodrero brought attention to significant potholes on 400 North, specifically between 200 East and 300 East, where the road crosses over the river. He noted that the area is continuously shaded, making it difficult for westbound drivers to see the potholes, particularly on the driver's side of the vehicle. The Mayor assured Mr. Bodrero that the city works department would address the issue.

At 6:24 p.m., citizen input was closed.

The Wellsville City Council convened to discuss the proposed 2025 firework restrictions, a measure implemented annually and requiring public record for official adoption. The proposed restricted areas include everything south of 900 South and everything west of 200 West. City Manager/Recorder Scott Wells highlighted a concern raised by a resident in the Redslide area, who advocated for restrictions on everything west of 100 West. City Manager/Recorder Wells recounted a past incident where fireworks discharged west of 200 West ignited a canal bank, emphasizing that current conditions are as dry as they have ever been.

Councilman Carl Leatham inquired about establishing these firework restrictions as a permanent measure year after year, with the flexibility to increase restrictions as needed. It was confirmed that a resolution could implement a permanent ban during the summer months, typically from mid-May to mid-November, while still permitting fireworks for New Year's celebrations. Councilman Austin Wood suggested the proactive communication strategy of a text message alert detailing the boundary. City Manager/Recorder Wells agreed, also including updates to the city's Facebook page and the placement of "no fireworks beyond this point" signs on roads leading into restricted areas. City Manager/Recorder Wells has informed local sheriff's deputies about the restrictions. The Council acknowledged the inherent liability associated with fireworks and expressed a desire to encourage responsible behavior among residents. Mayor Thomas G. Bailey noted that these restrictions have been in effect for many years and that the county assists by advertising the closed areas. City Manager/Recorder Wells added that local radio stations, particularly those supporting non-profit events, could be utilized to advertise the restrictions and advise residents to avoid foothills to prevent incidents.

Regarding the northern boundary, Councilwoman Kaylene Ames and Councilman Bob Lindley discussed that the county's irrigated areas typically define it, with the focus being on preventing fires near the canal's upper sections. They noted that while the areas below the canal are irrigated, some dry patches with low moisture content still exist. The Mayor explained that residents living in restricted areas could still use fireworks in the designated city square. **Councilman Carl Leatham made a motion, seconded by Councilman Bob Lindley, to impose firework restrictions in areas including everything south of 900 South and everything west of 200 West.**

YEA 4

Kaylene Ames
Carl Leatham
Bob Lindley
Austin Wood

NAY 0

ABSTAIN 0

ABSENT 1

Denise Lindsay

City Manager/Recorder Scott Wells discussed the third quarter financial report for March 2025. He detailed revenue accounts and expenditures in the **General Fund**. After review, **Councilman Bob Lindley made a motion, seconded by Councilwoman Kaylene Ames, to approve the third quarter financial report for March 2025.**

YEA 4

Kaylene Ames
Carl Leatham
Bob Lindley
Austin Wood

NAY 0

ABSTAIN 0

ABSENT 1

Denise Lindsay

Department Reports:

Councilman Carl Leatham-

1) Councilman Carl Leatham inquired about the progress of the 900 East realignment project. City Manager/Recorder Scott Wells reported that the city anticipates signing a contract with Lundahl's for the COG portion of the project. He added that Rupp's will continue the project all the way to the railroad tracks. City Manager/Recorder Wells confirmed that work is currently onsite and is expected to be completed by late summer or early fall, before the crews demobilize. Councilman Leatham also asked about the planned frontage for homes along 900 South. City Manager/Recorder Wells explained that these homes will feature a private drive leading to a dead end, which will include a retention pond for stormwater management.

Mayor Thomas G. Bailey-

1) Mayor Thomas G. Bailey announced that Founders' Day, the favorite day of the year, is fast approaching. He encouraged council members to inform him if they require any assistance with their assigned duties for the upcoming event.

Councilwoman Kaylene Ames-

1) Councilwoman Kaylene Ames noted that Founders' Day is just around the corner.

Councilman Bob Lindley-

1) Councilman Bob Lindley reported that summer baseball for the recreation league has concluded. He then addressed a persistent problem: pet waste in city parks. He stated that numerous complaints have been received, and he believes the issue stems from a small but significant group—about 5 to 10 percent of pet owners who are irresponsible. He recounted a specific incident this summer where a child slid in the outfield and got dog waste on their pants. Councilman Lindley further stated that he has visited 15 baseball parks this summer, and every single one of them has a no-dog ordinance in place. He expressed his regret that such ordinances are necessary due to the irresponsible actions of a few. He then asked the council to consider specific provisions they would like to see in a new ordinance for Wellsville City ballparks addressing this concern.

Councilman Austin Wood-

1) Councilman Austin Wood brought up a safety concern regarding the old piece of playground equipment at the Elementary School Park, which previously featured a yellow spiral slide. Citing an engineer's apprehension about the equipment's safety, he suggested it's time to remove it with a backhoe. Councilman Wood plans to discuss this matter further with City Manager/Recorder Scott Wells. Councilman Carl Leatham then inquired about the cost of installing a restroom and water fountain near the pickleball courts. City Manager/Recorder Scott Wells responded that a pavilion was the next planned addition for the Elementary School Park, but he's open to re-evaluating the priority and potentially installing restrooms first. City Manager/Recorder Wells noted that drinking fountains are prone to vandalism. He estimated this development is likely several years away, though he would prioritize its implementation as quickly as possible. He also mentioned the option of installing pre-built restrooms on a concrete slab, which could expedite the process. Councilman Bob Lindley shared an amusing observation regarding the city's Splash Pad. Despite the significant investment made in the facility, he routinely witnesses approximately fifteen children choosing to play in a nearby ditch rather than at the Splash Pad itself. He lightheartedly remarked

that the ditch appeared to be more fun, acknowledging that you never can outguess preferences.

City Manager/Recorder Report:

- 1) City Manager/Recorder Scott Wells announced a "Meet the Candidate Night" scheduled for July 17, 2025 at 6:30 PM, to be held in the council room.
- 2) City Manager/Recorder Scott Wells emphasized the immediate need to advance two specific ordinances in Wellsville. First, he addressed the long-standing discussion about limiting the number of dogs per household. City Manager/Recorder Wells noted that the council has repeatedly discussed a three-dog limit in residential areas, but this measure has not yet been formally codified. Under this proposal, kennel licenses, which permit more animals, would only be applicable in commercial zones. Mayor Thomas G. Bailey clarified that puppies would not count towards the limit until after they are weaned. The second ordinance concerns horses, another topic previously discussed. City Manager/Recorder Wells revisited the former rule, which allowed for two horses per the first acre and one horse for every acre thereafter. He asked the council to determine if a half-acre should permit one horse, or if a full acre is required for one. He clarified that this ordinance is not intended to regulate grazing during pasturing season but rather to address the corralling of horses in spring, fall, and winter. He also mentioned that this rule existed previously but was inadvertently omitted when the city code was updated, and reinstating it would greatly assist enforcement efforts by providing clear guidelines.
- 3) Additionally, the city plans to chip and seal the last portion of 200 East along the backside of the dam. Councilman Austin Wood noted that residents are very pleased with these improvements.
- 4) Councilman Austin Wood questioned the current fill rate of the Wellsville City Cemetery. City Manager/Recorder Scott Wells responded that the last section of the cemetery, established 10-12 years ago, is currently 85% full, with many plots sold but not yet occupied. He suggested that the newer section exclusively feature flat headstones to facilitate maintenance. City Manager/Recorder Wells expressed frustration with headstone placement, citing instances where monument companies place headstones incorrectly. He described a recent situation where a monument was set out of place, requiring the public works relocate it, despite the sod being cut and the spot being clearly marked. Wells mentioned that even in the last section, which has seen limited burials, headstones are already misaligned. Council members discussed the role of a "headstone committee," comprising residents who assist with public works in the monument placement process. They emphasized the importance of requiring monument companies to have a city representative or committee member present during headstone installations. He suggested an ordinance that would fine individuals who set headstones without supervision.
- 5) Councilwoman Kaylene Ames inquired about the possibility of establishing a columbarium wall for the interment of urns within the Wellsville City Cemetery. Mayor Bailey supported the idea, noting that some cemeteries have dedicated sections with such walls and accompanying plaques for urns. City Manager/Recorder Scott Wells stated that the city currently permits ashes to be interred above traditional burial vaults. Expanding on the concept, Councilwoman Ames explored the creation of a dedicated section specifically for ashes, proposing a smaller plot size that could potentially accommodate eight urns in a single spot, as opposed to the current allowance of two.
- 6) City Manager/Recorder Scott Wells proposed increasing burial prices, suggesting higher rates for non-residents and a review of current resident rates. He also recommended raising weekend burial costs to better compensate city staff for working on Saturdays. Mayor Bailey emphasized that the new section of the cemetery should not open for burials until these pricing discussions are complete and implemented. Councilman Bob Lindley agreed, expressing concern that nonresident groups, might purchase a large number of lots, taking advantage of the current rates. He urged a swift review of the pricing structure.

At 7:03 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
Austin Wood

NAY 0

ABSTAIN 0

ABSENT 1

Denise Lindsay


Thomas G. Bailey
Mayor


Scott E. Wells
City Manager/Recorder