

MINUTES of the regular **City Council** meeting of Wellsville City held **Wednesday, September 17, 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 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 September 12, 2025. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Councilman Bob Lindley was excused from this meeting.

Others Present:	Tracy Bodrero	Vicky Gates	Parker Nessen
	Angie Olsen	David Olsen	Megan Petersen
	Diane Roundy		

Opening Ceremony: Councilman Austin Wood

The Council reviewed the agenda. Agenda Item 9, '*Scott Wells- Discuss 4th Quarter Financials for May 2025*,' was removed. **Councilwoman Denise Lindsay made a motion, seconded by Councilman Carl Leatham to approve the revised agenda.**

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

The Council reviewed the minutes of the August 20, 2025, regular City Council meeting. **Councilman Austin Wood made a motion, seconded by Councilwoman Denise Lindsay, to approve the minutes of the August 20, 2025, regular City Council meeting.**

<u>YEA</u> 4	<u>NAY</u> 0	<u>ABSTAIN</u> 0	<u>ABSENT</u> 1
Kaylene Ames			Bob Lindley
Carl Leatham			
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 City compensated Canyon Landscape for repairing the clocks associated with the sprinkler system. Upper Valley was paid for waterline repairs to a water valve located at the American West Heritage Center. Additionally, Upper Valley rerouted three services at 1600 S. to mitigate the risk of a potential line leak. The Payment Approval Reports are dated 09/12/2025. After review and discussion, **Councilwoman Denise Lindsay made a motion, seconded by Councilman Carl Leatham, to approve the city's accounts payable bills for payment, represented by check number 31136 through 31180.**

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

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

Parker Nessen addressed the Council regarding his property at 459 S 100 W (Parcel ID #10-029-0001), where he is proposing a lot split (Nessen Subdivision). He requested permission to pay the City a fee in lieu of constructing sidewalks along the property's frontage, allowing him to proceed with his building

plans and letting the City use the funds for sidewalk elsewhere. City Manager Scott Wells displayed the proposed lot split, noting that the new western corner lot would require sidewalk on its frontage. Councilman Carl Leatham clarified that as a corner lot, Mr. Nessen would have two frontages. Historically, the city has only made homeowners on a corner pay for one frontage of sidewalk. City Manager/Recorder Wells explained that while a formal decision couldn't be made since the item wasn't on the agenda, Mr. Nessen wanted to gauge the Council's feelings toward the sidewalk fee in lieu, citing similar arrangements with the neighboring Chambers family. Councilwoman Denise Lindsay supported the fee in lieu, explaining that the City had years ago decided to require sidewalks on each side of the street for fairness and suggested using the collected fees to complete a whole block, like 500 South, all at once. Mr. Nessen agreed that paying the fee would be better than installing a solitary sidewalk section far from existing ones. Addressing the property's design, Mr. Nessen confirmed the house would face west at 200 West (476 S 200 West), making the 200 West side the primary sidewalk frontage. Mayor Thomas G. Bailey noted a drainage ditch on the 500 South side that would require piping only under the planned driveway but could otherwise remain open water. The Mayor concluded that the Council was open to the fee in lieu option but deferred the official decision to the next Council meeting agenda. The lot split's final approval would be handled through the Administrative Land Use Authority (ALUA) on Monday.

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

The City Council will now receive public input before considering the Planning Commission's recommendation for **Code Amendment 2025-04**. The proposed amendment is to **Title 5, Public Safety, Chapter 2, Animal Control, Article C, Dog Licensing and Regulation, Section 1, Definitions**, which would limit the number of dogs to three per parcel. City Manager/Recorder Scott Wells provided context, explaining that the City previously lacked a specific numerical limit and found a complaint-only system unworkable for the Animal Control Officer. Due to the increasing popularity of dog ownership, the City's previous official two-dog limit was informally raised to a de facto limit of three through past discussions; the amendment now formally codifies this existing practice. The primary need for the limit stems from the frequency of neighbor complaints concerning issues like excessive barking and odors, which the Animal Control Officer addresses monthly. He stressed that historical experience indicates that large numbers of dogs often create poor relationships among neighbors. City Manager/Recorder Wells also noted that the City frequently receives inquiries from individuals, including one person looking to relocate with 18 dogs, who specifically seek areas without numerical limits. He reiterated that residents wishing to exceed the three-dog limit must acquire a **Kennel License**, which is only permitted in commercially zoned areas.

Councilman Austin Wood inquired about the allowance for puppies. Mr. Wells confirmed that nursing puppies are not counted toward the household limit until they are weaned from their mother. Councilman Wood then asked about Furry Friends Pet Boarding Services located at 241 South 100 East (Tax ID #10-028-0011), confirming that the business would be grandfathered in as a pre-existing nonconforming use. City Manager/Recorder Wells noted that there are no other facilities like it in the City.

At 6:20 p.m., Mayor Thomas G. Bailey opened the public hearing and asked if there were any comments. There were no public comments.

At 6:21 p.m., **Councilman Carl Leatham made a motion, seconded by Councilwoman Kaylene Ames, to close the public hearing.**

YEA 4

Kaylene Ames
Carl Leatham
Denise Lindsay
Austin Wood

NAY 0

ABSTAIN 0

ABSENT 1
Bob Lindley

Councilwoman Denise Lindsay asked if the proposed three-dog limit was tied to a parcel's square footage. City Manager/Recorder Wells stated the limit is simply per lot, regardless of size. When Councilwoman Lindsay asked if a resident with a two-acre lot could have four dogs, City Manager/Recorder Wells and Councilwoman Kaylene Ames clarified that four dogs would still require a **Kennel License**, which is

restricted to commercial zones. City Manager/Recorder Wells acknowledged lot size as a valid point but asserted that the primary concern the code addresses is nuisance barking. Councilwoman Ames then asked about the enforcement process for current residents with more than three dogs. City Manager/Recorder Wells explained that on a complaint basis, the City would inform the owner of the three-dog limit, grant them a minimum of 30 days to re-home the extra animals, and work with them during the transition. Councilwoman Lindsay asked if current residents with more than three dogs would be grandfathered in; Mr. Wells stated no, as the three-dog limit has been the operational rule for several years. The Council briefly reviewed the history of the old code. Mayor Thomas G. Bailey recalled the previous limit was two dogs, but residents could pay for a \$50 **Kennel License** in any residential zone to keep more. Councilman Carl Leatham noted those old licenses carried restrictions, requiring properties to be fenced and dogs maintained on the property. City Manager/Recorder Wells clarified that only individuals who had an old **Kennel License** and diligently maintained and renewed it annually would be grandfathered in, estimating that very few such cases exist. Following the discussion, **Councilman Carl Leatham made a motion, seconded by Councilman Austin Wood, to approve the Planning Commission's recommendation for Code Amendment 2025-04. The amendment applies to Title 5, Public Safety, Chapter 2, Animal Control, and formally limits the number of dogs to three per parcel.**

YEA 3

Kaylene Ames
Carl Leatham
Austin Wood

NAY 1

Denise Lindsay

ABSTAIN 0

ABSENT 1

Bob Lindley

The City Council will now receive public input before considering the Planning Commission's recommendation for **Code Amendment 2025-05**. The amendment would add **Article E, Horse Limit** to **Title 5, Public Safety, Chapter 2, Animal Control**, to limit the number of horses per parcel. City Manager/Recorder Scott Wells explained that the City previously had an identical horse limit which was accidentally removed during a **Title 10** update, making this a frequently discussed topic over the past few years. The current proposal mirrors the old code, which the City Manager/Recorder noted was revised with the word "*additional*" for clarity. The proposed language reads: "*Not more than two (2) horses per acre and one (1) horse for each additional acre or portion thereof.*" This means a maximum of two horses is allowed for the first acre, with one additional horse permitted for every acre thereafter. He explained the rationale for the limit is to prevent overgrazing, noting that too many horses can quickly deplete a pasture down to a dirt pad, creating "dust bowls" that negatively impact surrounding properties. The City's goal is to maintain its rural, agricultural character while ensuring balance for neighboring residents. City Manager/Recorder Wells clarified that the limits are not enforced when animals are actively grazing but apply primarily during the winter months or when animals are kept in corrals. Finally, horses are regulated separately and are *not included* in the City's existing animal point system. City Manager/Recorder Wells explained that the horse code hasn't been a major issue in the City, but he did mention that there are a "few violations we need to address." He acknowledged receiving many calls from people seeking towns without such restrictions.

Mayor Thomas G. Bailey questioned the specific language of the proposed limit, asking how two horses for one acre is defined, and specifically whether a resident could have one horse on a half-acre parcel. Councilman Austin Wood raised concerns about the impact on 4H kids if they couldn't have a single horse on a half-acre lot. To clarify the minimum acreage requirement, Councilwoman Kaylene Ames proposed removing the phrase "*or portion thereof*" from the proposed code so it would clearly read: "*Not more than two (2) horses per acre and one (1) horse for each additional acre.*" City Manager/Recorder Wells repeated that the limit only applies outside the grazing season, when overgrazing has depleted pastures and animals are kept in corrals, resulting in dirt patches and dust. The Mayor confirmed the discussion was strictly about horses, not cattle.

Councilman Carl Leatham suggested lowering the minimum acreage requirement to a half-acre per horse. He noted that most horse owners want their horse to have a companion, or buddy horse, and that two horses per acre is a practical figure. Councilwoman Denise Lindsay agreed, stating the Council's concern was not with 4H kids but with problems like 12 horses on one acre being left all summer. Councilman Wood agreed with accommodating horse owners. He noted that horses in his area received a lot of attention, and

although dust storms occurred, he personally viewed the situation as grandfathered since horses and old corrals had been present much longer than he had. He stated that when he chose to build there, he implicitly accepted dealing with some dust. The Council explored the implications of a one horse per half-acre ratio, noting that this would allow ten horses on a five-acre lot. City Manager/Recorder Wells questioned if ten horses on five acres would result in a dust bowl, stating that the City's goal is to be pro-animal rights while avoiding excessive negative impact on neighbors. Mayor Bailey cited the example of Clyde Demler, who kept racehorses on less than an acre with a meticulously clean corral and never drew a complaint. City Manager/Recorder Wells reminded the Council that the City's code enforcement is complaint-driven. He stated that if a property is clean and the animals are cared for, the City will likely never receive a complaint. City Manager/Recorder Wells noted that the original amendment formalizes the code that was inadvertently omitted and that had successfully worked for 30 years. Councilman Leatham agreed that the code primarily serves to provide a clear standard to reference when a complaint is received. Mayor Bailey favored Councilman Leatham's suggestion to move the standard down to one horse per half-acre, allowing the standard ratio of two horses per acre to remain but accommodating 4H kids who may have smaller lots.

At 6:44 p.m., Mayor Bailey opened the public hearing and asked if there were any comments.

Vicky Gates addressed the Council regarding a horse violation at her neighbor's property. When she moved to the area, she recalled consulting with the previous City Manager, Don Hartle, about the existing code, which included limits for horses and a point system for other animals. She made an educated decision to move based on knowing what animals she and her neighbors could legally have. She noted that the horse code was inadvertently omitted from the new code update. She explained that her new neighbor, who owns three acres, fluctuates between 12 and 16 horses. Ms. Gates supported either the proposed code or Councilman Leatham's suggestion of one horse per half-acre to accommodate 4H participants. While she believes most horse owners are responsible, she described the conditions next door as poor, stating she feels "bad for those horses," which are kept in a large dust bowl, with no grass, and an abundance of flies. Her critical point was the need for *any* code to address horses, noting that all other domestic animals are regulated. She urged the Council to pass a code to address horses, just as it addresses all other animals. She also questioned whether the City would implement grandfathering for existing over-limit properties and whether she must continue to lodge complaints to prompt action.

Diane Roundy offered a defense of horse owners, particularly those in the City Center who keep well-cared-for horses in holding pens near their homes. She noted that many City Center residents keep two horses on lots that are under an acre. She stressed that the natural tendency of horses is to stomp and tear up grass, and as long as they are well-fed and properly cared for, any issue of neglect should be directed to the Sheriff's department. Ms. Roundy agreed that the City needs to establish a horse code. She urged the Council not to place overly restrictive limits on responsible owners who use trailers to ride their horses elsewhere. Ms. Roundy concluded by reminding the Council that the City is a rural community, and residents should expect some degree of dust and flies. She advocated for clear codes that the City can enforce only when owners fail to properly care for their animals.

At 6:50 p.m., **Councilwoman Denise Lindsay made a motion, seconded by Councilman Carl Leatham, to close the public hearing.**

YEA 4

Kaylene Ames
Carl Leatham
Denise Lindsay
Austin Wood

NAY 0

ABSTAIN 0

ABSENT 1
Bob Lindley

Mayor Bailey asked the Council how they wished to proceed. Councilwoman Ames asked if changing the limit to one horse per half-acre would require sending the amendment back through the Planning Commission. City Manager/Recorder Wells confirmed that it would. Councilman Wood suggested gathering data, specifically statistics on the number of horses and lot sizes in the City Center, stating that more information would make him feel more comfortable making a decision. Councilman Leatham

thought a survey was unnecessary, stating that the Council could make a decision based on historical data which shows very limited complaints regarding horses. He personally favored changing the limit to one horse per half-acre, adding that a 1.5-acre lot would then permit three horses. City Manager/Recorder Wells confirmed that once the Council discusses and makes a change, the new language becomes potentially enforceable, but emphasized the formal need to take the recommendation back to the Planning Commission for review. Councilman Wood specified that the proposed amendment also addresses mules. Following the discussion, **Councilman Carl Leatham made a motion, seconded by Councilman Austin Wood, to recommend the Planning Commission reconsider Code Amendment 2025-05.** The motion specifically requested the Commission to revise the amendment to limit the number of horses to one horse per half-acre.

<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			Bob Lindley
Carl Leatham			
Denise Lindsay			
Austin Wood			

The City Council will now receive public input before considering the Planning Commission's recommendation for **Code Amendment 2025-06.** The proposed amendment would amend **Title 11, Chapter 14, Section 6.** The amendment would state:

"A subdivision of land for public and municipal utility purposes (unmanned facilities such as, but not limited to: water tanks, pumping stations, valve stations, substations, regulator stations, towers, etc.) may be exempted by the Administrative Land Use Authority from certain provisions of this Title and/or provisions of City Code relating to lot size, frontage, setbacks, improvements, and infrastructure."

City Manager/Recorder Scott Wells explained that the proposed amendment would allow the City to split off a lot for a utility purpose—such as a well, pump house, or booster station—without having to go through the lengthy and complicated subdivision process. He stated that the exemption is acceptable because utility projects are for the betterment of the City and are not intended to manipulate lot standards for financial gain. Mayor Thomas G. Bailey asked Councilman Carl Leatham for the Planning Commission's thoughts on the proposal. Councilman Leatham confirmed that he did not hear any objections from the Planning Commission members at all.

At 7:00 p.m., Mayor Bailey opened the public hearing and asked if there were any comments.

Diane Roundy spoke, stating that she believes the proposed amendment makes perfect sense, noting that it feels like the City is simply playing catch-up with this necessary code update.

At 7:01 p.m., **Councilwoman Denise Lindsay 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			Bob Lindley
Carl Leatham			
Denise Lindsay			
Austin Wood			

City Manager/Recorder Wells further detailed that City Engineer Chris Breinholt discovered this provision was a missing element in the City's code while working on the new Well #4 project (Tax ID #10-039-0017), noting that most other cities already have such an exemption. The Planning Commission voted to add the proposed amendment to **Title 11, Chapter 5, Section 13.** City Manager/Recorder Wells clarified a technical change: the necessary language already exists in **Title 11, Chapter 14, Section 6 Utilities,** which currently permits a utility lot under 8,000 square feet. This amendment essentially removes the existing 8,000 square foot limitation from **Title 11, Chapter 14, Section 6,** to streamline the process for all

municipal utility facilities. Mayor Thomas G. Bailey noted that while this code was initially being discussed, the Bankhead properties were rezoned, meaning this specific amendment would *cover future utility properties* rather than being tied to the Bankhead land. **Councilwoman Denise Lindsay made a motion, seconded by Councilman Austin Wood, to approve Amendment 2025-06, to amend Title 11, Chapter 14, Section 6.**

YEA 4
Kaylene Ames
Carl Leatham
Denise Lindsay
Austin Wood

NAY 0

ABSTAIN 0

ABSENT 1
Bob Lindley

Department Reports:

Mayor Thomas G. Bailey-

1) Mayor Thomas G. Bailey thanked the City Council, all volunteers, and participants for a very successful Founders' Day. He specifically acknowledged and appreciated Councilwoman Kaylene Ames and Councilman Austin Wood for their efforts. Councilwoman Ames, returning the compliment, stated that Councilman Wood did a great job and noted that the event had never before hosted so many vendors. Mayor Bailey thanked Councilwoman Denise Lindsay, stating that the fireworks display was excellent and had received many compliments. He expressed confidence that citizens will continue donating funds for the display because everyone loves it.

Councilwoman Denise Lindsay-

1) Councilwoman Denise Lindsay reported that City Councilmembers have signed the firework thank you letter to contributors, and the letters will be mailed out shortly.
2) The Appreciation Dinner will be held on Tuesday, October 23rd, at the American West Heritage Center.
3) Councilwoman Lindsay also noted that the program from the General Plan meeting has been posted to the City Website as a link. She explained that clicking the link pulls up a 47-page presentation that includes graphs, responses, and details on Scenarios 1, 2, and 3. Mayor Bailey added that residents can also view the materials in person at the City Office and participate by placing pins on the maps.

Councilman Carl Leatham-

1) Councilman Carl Leatham echoed the Mayor's thanks for Founders' Day, specifically acknowledging the dedication of Councilwoman Kaylene Ames and Glenn Ames for their attention to detail, such as cleaning around the Tabernacle. He noted that this type of thoroughness, which most wouldn't notice, is what makes the City special.
2) Bus Driver Sherry Hamilton expressed concern over the current traffic routing, stating that school buses are often stuck waiting on the highway to turn, posing a safety risk. Councilman Leatham requested the Council's permission to move forward with a Traffic Study to analyze the traffic flow, suggesting he would also speak to the school principal. City Manager/Recorder Wells reported that he had contacted the local gravel pit and asked them to pause operations for 20 minutes during the school offloading periods. He noted the school principal had texted, indicating the situation seemed to have improved. Mayor Bailey confirmed that Highway 23 handles heavy traffic from both Pisgah Stone Products and Kilgore, with reporting that 4,100 trucks came out of Pisgah in one half-day. Councilman Leatham relayed a citizen complaint about truck noise. Travis Mouritsen, Heavy Vehicle Enforcement for Northern Utah, advised that while the City has limited options to restrict truck traffic outright, it can enforce the noise ordinance to influence driver behavior. Councilman Leatham (a truck driver himself) supported this approach, recommending that vigorous enforcement of noise violations, specifically those caused by loud engine brakes (which he stated are unnecessary in a 35 mph zone), and regulations regarding debris falling off trucks, could prompt drivers to choose alternate routes.
3) A citizen concern was raised regarding the lack of crosswalks that draw driver attention, especially near Margo's pop-in-go and a bus bench. The citizen suggested a marked crosswalk would help slow traffic. He asked City Manager/Recorder Wells to follow up with UDOT on the matter. Councilman Austin Wood mentioned that crosswalks could include yellow lights rather than just paint to ensure drivers see them and slow down.

4) Councilman Carl Leatham noted that the existing "Engine Brakes Prohibited" signs are severely faded and need to be replaced. He stressed that the replacement signs must clearly state "prohibited," not "restricted." City Manager/Recorder Wells confirmed that he is ordering two new signs and is in the process of working with the Highway Patrol and the state to move the signs further out to the City boundary.

Councilwoman Kaylene Ames-

1) Councilwoman Kaylene Ames also extended her thanks to everyone for Founders' Day, stating it was a lot of fun. She specifically thanked City Manager/Recorder Scott Wells, the Public Works team, and the summer help. Regarding the truck traffic discussed earlier, she raised a safety concern about vehicles attempting right-hand passes on Center Street when a truck stops to make a left turn, and suggested speaking to someone about this dangerous practice.

Councilman Austin Wood-

1) Councilman Austin Wood started by extending his thanks for an awesome Founders' Day, also giving a shout-out for the necessary demolition of the old elementary playground, noting his daughter was broken-hearted but that it was unsafe and needed to happen.

2) Councilman Wood then made three points for improving future Founders' Day vendor events:

- **Vendor Application Timing:** He recommended being more mindful of application deadlines next year, suggesting they stick to a cut-off date of one week prior to the event, as sign-ups had been allowed almost until the day of the event. Councilwoman Kaylene Ames explained that when she took over the event, vendor attendance was low, prompting them to extend the sign-up window. She agreed that a one-week cut-off would allow for a more prepared and positive experience for the increased number of vendors, thanking Councilman Wood for his patience during this year's setup.
- **Water Access:** Councilman Wood suggested providing more water access for vendors next year, perhaps by setting up a water tree or using couple of different hydrants. He noted that multiple hose bibs coming out of the shed would be helpful.
- **Youth Vendor Incentives:** He recommended creating incentives for local youth vendors by waiving their fee, as they typically aren't making a lot of money. He mentioned they did not charge a specific youth entrepreneur group this year but suggested formalizing a policy, such as setting an age limit, to encourage more youth participation.

Deputy Recorder Megan Petersen-

1) It was recommended that **Code Amendment 2025-05** be explicit and specify Horse, Mule, and Donkey in the text, as donkeys are becoming increasingly popular in town. The amendment is adding **Article E, Horse Limit, to Title 5, Chapter 2.**

City Manager/Recorder Report:

1) City Manager/Recorder Scott Wells raised a significant concern regarding dog waste on City property, citing a specific instance where an apartment resident regularly takes a large dog to a piece of City land to defecate without cleaning up; he described the resulting uncollected waste as being as dense as walking through a cattle corral. He noted that while signs prohibit dogs at the cemetery, the City currently lacks a clear ordinance requiring owners to pick up after their dogs on public property, which makes enforcement difficult. The Council agreed that such an ordinance is necessary. Councilwoman Kaylene Ames stated the rule should require cleanup on all public property, not just parks. Councilman Bob Lindley is separately working to disallow dogs at ballfields after incidents where youth sports players slid into dog waste. The Council agreed that they love to see citizens enjoying parks with their dogs, but owners must clean up after their pets. Councilman Carl Leatham suggested that the new dog waste code should be considered in conjunction with a general littering code. Councilmembers supported immediate enforcement with financial penalties, with Councilwoman Ames and Councilwoman Denise Lindsay agreeing that a fine, possibly \$50, may be the mechanism needed to incentivize owners to pick up dog waste. City Manager/Recorder Wells confirmed that the dog waste stations installed in parks are being regularly used and cleaned, which Councilwoman Ames felt has improved those areas. The Mayor instructed City Manager/Recorder Wells to draft the code for the Council's approval, concluding that while the problem is chronic with specific individuals, the dog waste issue is widespread.

2) The City needs to pass a Resolution for canceling the election for City Council positions. City

Manager/Recorder Wells explained that State Code allows an election to be canceled if the number of candidates who have filed exactly equals the number of open seats, meaning no votes are required for those positions. Since this situation applies to the Council seats, the City can proceed with a canceled election for the Council, which requires public notice. The Mayoral race, however, will still proceed via a mail-in ballot. The ballot has already been approved without the Council candidates' names, following the State's recommendation. The two appointed City Council individuals, Angie Olsen and Tom Maughan, will be listed in the upcoming City newsletter to notify the public of the outcome.

3) The Council discussed establishing a Special Service District (SSD) for the proposed South Cache Valley Indoor Recreation Center. City Manager/Recorder Scott Wells explained that an SSD is required for Wellsville to place the issue on a future ballot, which would ask citizens if they support the center, knowing it would require a tax increase; this process does not commit the City but allows for voter participation. Mayor Thomas G. Bailey immediately raised the key concern: the location of the proposed center. He supported a feasibility study but insisted on needing locational and other key information before committing to the SSD path. Councilman Carl Leatham stated the earliest the issue could appear on a ballot is next November. The consensus was that the decision ultimately rests with the citizens, but the Council must secure necessary information from Nibley regarding the location before taking the formal step to create the SSD.

4) The Council was reminded about the upcoming Utah League of Cities and Towns Annual Convention scheduled for Wednesday and Thursday, October 1st and 2nd, and attendance was highly encouraged. Due to the conference, the regular City Council meeting scheduled for October 1st will be canceled.

5) The 11th Annual Cache Summit is scheduled for Monday and Tuesday, October 27th and 28th, at the Riverwoods Conference Center. The summit focuses on Cache Valley growth, covering topics such as the pros and cons of multi-family housing, clustering neighborhoods, and new business opportunities. The event offers a valuable chance to become educated on these growth issues and provides networking opportunities.

6) A three-day, comprehensive Stormwater Audit was conducted, which involved going through the Stormwater Permit line by line. The audit results were described as extensive and will generate between 60 and 100 corrections across a 100-page report. Several operational processes will need to be updated to comply with State code, with these changes expected to be most noticeable for residents when someone wants to build a new home. A specific required change relates to green waste collection: yard debris must now be handled in a manner that prevents liquid runoff, requiring a plug in the dumpster to contain any liquid from the waste.

7) The City is strongly considering eliminating its metal recycling bin due to compliance issues and misuse. A recent Stormwater Audit flagged the bin because it can allow pollutants to leach into the ground, stating the City must be able to control spills. This concern was highlighted when the audit took place on a day when half a dozen garbage bags and a foam pad were found dumped outside the bin, despite existing signs prohibiting general dumping and clearly marking the bin for metal only. City Manager/Recorder Wells reported the service is likely to be discontinued because the City is being taken advantage of. While the metal bin generates only about \$100 a month in revenue, City employees are spending significantly more time cleaning up after illegal dumping. The City is actively using cameras in the gravel pit to identify and ticket offenders—including the owner of a known Black Nissan—who once ticketed, will face a judge for illegally dumping household garbage and green waste. Other cities have advised that maintaining a metal bin is "Not worth the pain."

8) City Manager/Recorder Scott Wells wants to explore the possibility of reinstating a bulk green waste service in Wellsville City. Mayor Thomas G. Bailey, a member of the Cache Waste Consortium, reported that Clarkston City is currently negotiating with Waste Management (WM) to reduce its price, attempting to match a competing company that charges \$150 plus tonnage per bin, with the goal of securing a rate of \$100 plus tonnage. City Manager/Recorder Wells estimated that price, including tonnage, would be around \$180–\$190 per bin, with Wellsville typically using about six bins a week. He is motivated to bring the service back because citizens enjoy it and suggested that since the Logan Landfill began charging for green waste, residents might now be willing to pay an additional \$5–\$10 per month to cover the expense. To gauge public support, Councilwoman Kaylene Ames encouraged conducting another survey once a final, determined price is established. Councilwoman Denise Lindsay expressed concern about a potential 5% WM rate increase in October, noting the lack of notice from WM, which had "blindsided" the City before. Mayor Bailey stated he had not yet heard of any such increase through the Consortium.

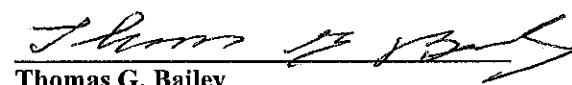
At 7:51 p.m., Councilman Carl Leatham made a motion, seconded by Councilwoman Denise Lindsay, to adjourn the meeting.

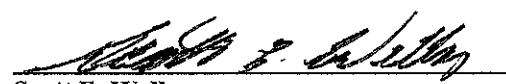
YEA 4
Kaylene Ames
Carl Leatham
Denise Lindsay
Austin Wood

NAY 0

ABSTAIN 0

ABSENT 1
Bob Lindley


Thomas G. Bailey
Mayor


Scott E. Wells
City Manager/Recorder