

MINUTES of the regular **City Council** meeting of Wellsville City held **Wednesday, October 15, 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, 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 October 10, 2025. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present:	Tracy Bodrero	Bob Burrows	Michelle Burrows
	Benjamin Earl	Ivy Earl	Justin Maughan
	Kelly Neilson	Angie Olsen	David Olsen
	Megan Petersen	Chad Wright	Linda Wursten

Opening Ceremony: Councilwoman Kaylene Ames

The Council reviewed the agenda. Item 6, '*Approval of accounts payable disbursements*' will be presented at the next meeting. **Councilwoman Denise Lindsay made a motion, seconded by Councilman Carl Leatham to approve the agenda as amended.**

<u><b>YEA 5</b></u>	<u><b>NAY 0</b></u>	<u><b>ABSTAIN 0</b></u>	<u><b>ABSENT 0</b></u>
Kaylene Ames			
Carl Leatham			
Bob Lindley			
Denise Lindsay			
Austin Wood			

The Council reviewed the minutes of the September 17, 2025, regular City Council meeting. **Councilman Austin Wood made a motion, seconded by Councilwoman Kaylene Ames, to approve the minutes of the September 17, 2025, regular City Council meeting.**

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

The Council reviewed the minutes of the October 07, 2025, regular City Council meeting. **Councilwoman Kaylene Ames made a motion, seconded by Councilman Carl Leatham, to approve the minutes of the October 7, 2025, regular City Council meeting.**

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

At 6:05 p.m., Mayor Thomas G. Bailey opened the meeting for citizen input.

Tracy Bodrero addressed Item 9, '*South Cache Recreation Center Workshop with Nibley City.*' He asked whether, in discussing what he referred to as "confiscation of property" for the proposed project, the facility would have unlimited capacity. If capacity were to be limited, he inquired whether access would be rationed based on the amount of property taken from each owner or if an additional fee would be required for participation. Mayor Thomas G. Bailey responded that, at this time, the City does not know how large the proposed recreation center might be or what its capacity would be. He explained that before any action is taken on the proposed facility, Wellsville City will have the opportunity to vote on whether to approve the project. Mayor Bailey noted that the purpose of tonight's workshop is informational—to help the Council and the public become better educated about the proposal. He concluded by stating that he could

not answer Mr. Bodrero's specific questions at this time due to the lack of finalized details.

At 6:08 p.m., citizen input was closed.

First, the City Council will review and award the Water Bid for the 900 East Waterline Extension. City Manager/Recorder Scott Wells presented bids for the project. He outlined the project location near Sharp Transportation (Tax ID #11-093-0009), on the south side of the railroad tracks. The improvement is intended to increase fire flow pressure in the commercial area, including *Pallets of Utah*, and will complete a loop from 900 East under the railroad tracks to *Pallets of Utah* (Tax IDs #11-091-0010, #11-091-0011, #11-091-0012, #11-091-0013) and the surrounding commercial area. City Manager/Recorder Wells reported that the City received 12 bids for the project. The lowest four bids were reviewed, with the lowest bid of \$271,000 submitted by Jersey Excavation, the same contractor who completed the small canal project. The highest bid received was approximately \$450,000, representing a significant range between bidders. The City's engineer expressed confidence in the low bid, noting that three other bids were within a similar range.

City Manager/Recorder Wells noted that the primary obstacle for the project will be obtaining necessary approvals from the railroad company. A contractor must be selected before the City can submit its permit application to the railroad. He expressed optimism that the permit would be received promptly once submitted. The goal is to complete the project this fall. Mayor Thomas G. Bailey asked whether Mr. Wells recommended awarding the project to the lowest bidder. Mr. Wells confirmed that Jersey Excavation was recommended, and City staff found no red flags in their review. Mayor Bailey repeated that Jersey Excavation had previously completed the piping project for the small canal in both spring and fall, and that the work "looks very good." Councilwoman Denise Lindsay asked whether the project would require bonding. City Manager/Recorder Wells confirmed that bonding will be required. Councilman Carl Leatham emphasized that the project would benefit far more than just the *Pallets of Utah* business. City Manager/Recorder Wells agreed, noting that the improvement will enhance water flow for the entire commercial area. He stated that this project is a critical step in strengthening the area's water system, adding that the next phase will involve securing a second water source to further improve fire flow and support commercial growth. **Councilman Bob Lindley made a motion, seconded by Councilwoman Denise Lindsay, to award the 900 East Waterline Extension Project to Jersey Excavation for the bid amount of \$271,000.**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames  
Carl Leatham  
Bob Lindley  
Denise Lindsay  
Austin Wood

Chad Wright, Nibley City's Recreation Director and Wellsville City resident, presented the *South Cache Recreation Center Workshop* with Nibley City. He explained that the project is in its early, exploratory stages and aims to evaluate the feasibility, location, and scale of a regional indoor recreation facility serving the South Cache area.

Mr. Wright provided background on how the idea originated, noting that the Nibley City Recreation Department began exploring the need for additional recreation space after existing programs—such as flag football, soccer, and ultimate frisbee—outgrew available facilities. With no facilities available during the winter months.

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

- Survey Results: 70.8% of Wellsville respondents indicated support for an indoor recreation and wellness center, knowing it would require a tax increase, with an additional 15% expressing possible support.
- Proximity: Most respondents considered facility access within a 10–15 minute drive to be important.

- Demand: Usage of outdoor recreation programs increased by 555% from 2016–2024, while programming during winter remains restricted from November to March due to weather.
- Market Analysis: Conducted by Ballard and King, a consulting firm specializing in recreation facility studies, the analysis assessed existing facilities, potential duplication of services, and community demand.
- Findings: The South Cache area shows significant interest and sufficient population density to support one or more indoor recreation facilities. The area has a higher-than-average median household income and a young demographic, both favorable indicators for recreation facility use and sustainability.

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

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

Mr. Wright also described Nibley City's plan to create a Special Service District (SSD) for indoor recreation, recently approved by Nibley City Council. The SSD would initially encompass Nibley's boundaries but could expand to include other interested communities. He explained that the next step for interested municipalities, including Wellsville City, would be to consider drafting a similar resolution to join the South Valley Recreation District. Mr. Wright made a philosophical point that indoor recreation, by keeping youth engaged and providing community spaces like basketball courts, could potentially lead to lower law enforcement costs by diverting young people from activities that might otherwise lead them into trouble with the law. He suggested that money spent on recreation facilities could be a more beneficial investment than money spent on the "court of law." The SSD structure allows for collaboration, shared funding, and local decision-making. Mr. Wright emphasized that the project would ultimately require voter approval before any construction or financing could proceed. He stated that the intent is to explore the concept cooperatively, ensuring all participating communities benefit. Mayor Bailey reiterated that the purpose of this presentation was informational and that Wellsville City would have further opportunities to discuss and decide on participation in the proposed district.

Following Mr. Wright's presentation, Mayor Bailey opened the floor for Council discussion and questions. Councilwoman Denise Lindsay sought clarification regarding public concerns about property acquisition. Mr. Wright addressed this directly, stating there are no plans or intentions to seize property for the proposed recreation center. He expressed doubt that eminent domain could even be used for recreational purposes, emphasizing that any land utilized for the project would have to be purchased or already owned. Councilman Carl Leatham asked whether outdoor programs could continue cooperatively under the same recreation framework. Mr. Wright confirmed that this would depend on participating communities and could include a variety of programs. Councilman Leatham suggested that existing Wellsville City open space could be developed into athletic fields to complement the proposed indoor facility and potentially offset project costs for Wellsville citizens. Mr. Wright responded that such options could be explored.

Discussion followed regarding how the South Valley Special Service District (SSD) would be structured. Mr. Wright explained that it would function as a separate political entity, with governance determined by representatives from within the district boundaries. The SSD would be funded through a voter-approved tax and could not impose taxes or incur debt without two separate elections—one to authorize taxation and another to approve borrowing for construction. Councilman Bob Lindley asked how residents in unincorporated areas of the County might be included. Mr. Wright explained that including County residents would expand the tax base, but the process would be more complex. He noted that the City Attorney, a specialist in SSD law, would guide the process to ensure compliance. Councilwoman Denise Lindsay compared the structure to the Cache Mosquito Abatement District, explaining that property owners

within district boundaries may still appear on the tax roll even if their city opts out, though no tax is levied in that case.

Councilman Austin Wood reviewed population figures from the 2020 Census and current estimates: Nibley (7,328), Hyrum (approximately 9,362), and Wellsville (4,060). He noted that the South Valley area represents roughly one-third of Cache County's population. Councilman Wood expressed concern that Wellsville's voice could be overlooked if higher-population cities, such as Providence or Hyde Park, join. He also emphasized the importance of facility accessibility, particularly for residents in Wellsville and the southwest portion of the valley, noting that proximity within a 10–15 minute drive is essential to ensure equitable access for all communities.

Councilwoman Kaylene Ames inquired about the public feedback Mr. Wright received during the extensive conversations he had with citizens on Founders' Day, asking him to characterize the response. Mr. Wright, supported by Councilmen Leatham and Lindley who were also present, reported that the public was overwhelmingly very interested in the proposed recreation center. He specified that most people were asking questions like "when, where, and how soon," indicating a high level of support and anticipation. The opposition was minimal, consisting of only about one to three people who either disliked the "grandiose idea" or were only interested if the facility included a pool. The main concern expressed by those opposed was regarding taxation. Mr. Wright concluded that, despite a small contingent who were concerned, the public at Founders' Day, which included a good representation from Wellsville and beyond, was very much in favor. He assured the Council that his engagement was meant to "dispel questions, concerns, and misconceptions" and help the public understand the project accurately. When asked by Councilman Wood about his biggest concerns with the project, Mr. Wright identified two primary concerns. First, he is concerned about momentum and timing, wanting to ensure that the project's progress is sustained. Second, his major concern is ensuring the facility is financially sustainable and viable, meaning it must be well run and not become a financial drain on the participating communities. He clarified that, while this operational plan is not his expertise, they have hired experts to manage these specific aspects. **Councilman Carl Leatham made a motion, seconded by Councilman Bob Lindley, to continue the discussion regarding the South Cache Recreation Center.**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames  
Carl Leatham  
Bob Lindley  
Denise Lindsay  
Austin Wood

Continuing the prior discussion, the Mayor strongly reaffirmed the voter mandate, emphasizing that the project requires citizen approval, through two elections, and stated that the Council would not make a decision to join the district without a public vote or act against the will of the people. This led to a discussion on voter turnout, with Councilman Leatham noting the primary election drew a 40% turnout of registered voters, the highest in the county. Resident Kelly Neilson and others expressed disappointment with this low participation, prompting the Mayor to respond that the City "can't force people to vote" and urging citizens to take personal responsibility for staying informed. Councilwoman Denise Lindsay addressed concerns about public engagement by providing a specific example of a prior effort to gauge resident opinion on bulk green waste. She stated that the city sent a direct mailer survey to over 1,300 Wellsville City households, asking for a simple "yes or no" vote. However, out of the 1,300 mailers, only 372 surveys were returned. She highlighted the irony that despite this low return rate, the city later received many angry phone calls when the bulk green waste service was discontinued. Councilwoman Lindsay used this anecdote to assert that the Council has "done everything in power" to communicate and ask for public opinion, including using newsletters, texts, and email lists, and urged citizens to participate.

Resident Tracy Bodrero then raised a property tax concern, arguing that a tax on property was a "confiscation." Mr. Wright clarified that the SSD funding would utilize a General Obligation Bond based on taxing a percentage of property value, functioning identically to a school district bond, with the ultimate decision resting with a majority of citizens via a vote. Councilwoman Lindsay and Councilman Lindley

confirmed the tax is based on property value, with Lindley adding that "greenbelt" (agricultural) property receives a lower assessed value percentage. Resident Ivy Earl raised a concern about the City Council's communication methods, specifically asking how the Council ensures citizens see information when newsletters are often so filled with content that they become "overwhelming." Councilwoman Denise Lindsay responded to this by stating she found the comment comical, because the city has also been "accused for not putting enough information" in the newsletters. She went on to defend the Council's communication efforts, noting that information is also funneled through texts (used for issues like water and sewer repair) and a meeting agenda email list that citizens must request to be added to (agendas can also be found on the City website). The discussion concluded with the Mayor encouraging citizens to stay informed and get involved by communicating with their neighbors.

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

**YEA 5**

**NAY 0**

**ABSTAIN 0**

**ABSENT 0**

Kaylene Ames  
Carl Leatham  
Bob Lindley  
Denise Lindsay  
Austin Wood

#### Department Reports:

##### Councilwoman Denise Lindsay-

- 1) Councilwoman Denise Lindsay reported on her attendance at the Utah League of Cities, noting opportunities like the RCG grant program and the potential for developing the Sherwood Hills open space property, which she felt held great promise for the community.
- 2) Councilwoman Lindsay then requested adding an item to the next agenda to discuss updating Business License Fees. She stated the current fee structure is outdated and often results in the city subsidizing costs (e.g., a \$15 license fee vs. a \$50 fire inspection cost). She noted that surrounding cities like Hyrum (\$30-\$125) and Nibley (\$50) have higher fees and that Wellsville's fees should be adjusted to cover the actual processing time and management costs. City Manager/Recorder Wells agreed that the fees needed to be reviewed and justified across the board.

##### Councilman Carl Leatham-

- 1) No business or concerns at this time.

##### Mayor Thomas G. Bailey-

- 1) The Mayor reported on a meeting with Cache County officials, including Nolan Gunnell, George Daines, and new County Executive Assistant Kurt Webb, regarding the Sherwood Hills open space property acquired by the County and Wellsville City. The initial idea of holding the property as joint tenants was rejected because that arrangement would allow each party to act independently of the other. Instead, the parties agreed to form an LLC, to be named *Wellsville Cache Open Space LLC*. This LLC will be managed by two managers, one from Cache County and one from Wellsville City, with the option for a larger board. The legal process requires the County to first transfer 40% of the title to Wellsville City. Following this, both Wellsville City and Cache County will donate the property to the LLC. Councilman Bob Lindley strongly endorsed this structure, noting it provides the City with "good representation" and control over the property's future, ensuring that the County cannot act unilaterally, as all major actions will require approval from both the Wellsville City and Cache County Councils.

##### Councilwoman Kaylene Ames-

- 1) Councilwoman Kaylene Ames inquired if a newly formed *Wellsville Cache Open Space LLC* would create a dedicated group responsible for routinely attending City Council meetings to report on property activities and request permissions. The Mayor confirmed that the LLC structure will require the managers

to decide on a meeting schedule, and he envisions the LLC representatives reporting to both the Cache County and Wellsville City Councils on the property's status. The Mayor added that an easement will be placed on the Sherwood Hills open space property to designate it as open space in perpetuity. This permanent restriction limits its use to passive recreation only, specifically: hiking, biking, horseback riding, snowshoeing, and cross-country skiing.

Councilman Bob Lindley-

1) Councilman Bob Lindley sought clarification on facilities for the Sherwood Hills open space property, specifically asking if restrooms, parking facilities, or a warming hut for cross-country skiing would be allowed, and advocating for a restroom to manage heavy usage and prevent improper waste disposal in the wilderness. Mayor Thomas G. Bailey and City Manager/Recorder Scott Wells responded that the goal is to keep the property "open as possible" for a "wilderness experience," and they do not envision dedicated restroom facilities, noting that nearby Murray Trailhead Forest Service restrooms have faced vandalism and occasional closure. Councilman Bob Lindley praised the LLC structure for the Sherwood Hills property, noting it serves as a good compromise because it prevents parties from unilaterally controlling shares (Cache County's 60% versus Wellsville City's 40%). He emphasized that this structure is particularly important for managing the area, as it helps prevent various external entities from competing to gain access for "big event" use of the property.

2) Councilman Bob Lindley offered a final word of thanks to Nibley City for allowing Wellsville City youth to participate in their flag football program.

Councilman Austin Wood-

1) No business or concerns at this time.

City Manager/Recorder Report:

1) City Manager/Recorder Scott Wells reported on a critical decision regarding water rights: the Wellsville Irrigation System shareholders (including the City, which owns 1,152 shares) recently voted to approve a 10-year lease of 10% of irrigation water (about 1,000 acre-feet) to the State for the Great Salt Lake at \$350 per acre-foot. This measure, approved by a 70/30 split of shareholders, will help the City financially by generating revenue to offset loan obligations and buy time before major water rate increases are needed, without changing the current irrigation schedule. Mayor Bailey followed with an update on the Hyrum Dam project, whose spillway is expected to cost over \$120 million. The City recently secured a loan for its portion of the Municipal & Industrial (M&I) water debt. This financing, facilitated by Casey Snider and the Bureau of Reclamation, will significantly help manage the City's portion of the payback owed by local irrigation companies, noting that this interest only applies to the M&I water, not the agricultural water.

2) Regarding public works, the City is actively cleaning and jetting the sewer system, urging residents to close their lids to prevent damage and noting that issues are typically caused by grease, debris, and wipes on hills. They are also dealing with an expensive, large clog in the 600 South culvert that requires digging and cutting pipe.

3) On the recreation front, the new pickleball/basketball court has the cement laid and chain link fencing installed but will be locked until the lines are painted in May.

4) City Manager/Recorder Wells noted that the planned November 1st start date for the new businesses, *Sam Patch Co. Grocer and Sundries* (Tax IDs #11-088-0023 and #11-112-0001) and *Pallets of Utah* (Tax IDs #11-091-0010, #11-091-0011, #11-091-0012, #11-091-0013), is considered ambitious, finalization efforts are still underway.

5) The City must canvas the election results by November 18th and must schedule a special meeting to complete the process.

6) The Council is also seeking a resident to serve on the Mosquito Abatement Board—a reimbursed, multi-year position that meets 3–4 times annually—to ensure Wellsville is represented on budget and scheduling decisions. Resident Kelly Neilson agreed to serve as representative.

At 8:07 p.m., Councilman Bob Lindley made a motion, seconded by Councilman Carl Leatham, to adjourn the meeting.

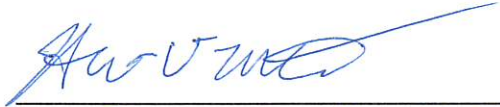
YEA 5

NAY 0

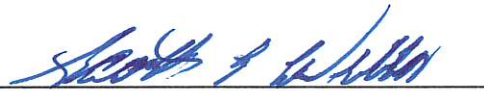
ABSTAIN 0

ABSENT 0

Kaylene Ames  
Carl Leatham  
Bob Lindley  
Denise Lindsay  
Austin Wood



~~Thomas G. Bailey~~ Austin V. Wood  
Mayor Pro Tem



Scott E. Wells  
City Manager/Recorder