

MINUTES of the regular **City Council** meeting of Wellsville City held **Wednesday, November 05, 2025**, at the Wellsville City Offices at 75 East Main. City officials present were Mayor pro tempore Austin Wood; 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 October 31, 2025. The meeting was called to order at 6:00 p.m. by Mayor pro tempore Austin Wood.

Mayor Thomas G. Bailey was excused from this meeting.

Others Present: Tracy Bodrero Todd Campbell Angie Olsen
 Megan Petersen

Opening Ceremony: Councilman Bob Lindley

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

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

The Council reviewed the minutes of the October 15, 2025, regular City Council meeting. **Councilwoman Denise Lindsay made a motion, seconded by Councilman Carl Leatham, to approve the minutes of the October 15, 2025, regular City Council meeting.**

<u>YEA 4</u>	<u>NAY 0</u>	<u>ABSTAIN 1</u>	<u>ABSENT 0</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. City Manager/Recorder Scott Wells reported that payments were made to *Bates Electric* for the installation of five lights around the new pickleball court. Payment was made to *Circle B Irrigation, LLC* for a new Cell 2 head gate. Additionally, a payment was made to *Public Works* for the comprehensive road mapping contract. This contracted work involves video-recording and mapping every road to inventory signage and fire hydrants, rating the condition of all roads, and establishing a maintenance schedule to prioritize and understand which road segments require improvement next. The Payment Approval Report is dated 10/20/2025. After review and discussion, **Councilman Bob Lindley made a motion, seconded by Councilwoman Kaylene Ames, to approve the city's accounts payable bills for payment, represented by check number 31310 through 31354.**

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

At 6:07 p.m., Mayor pro tempore Austin Wood opened the meeting for citizen input.

Tracy Bodrero addressed the City Council regarding the proposed South Cache Valley Recreational Special Service District (SSD) and the associated taxation to fund the South Cache Recreation Center. Mr. Bodrero's comments followed the South Cache Recreation Center Workshop with Nibley City, which

featured a presentation by Nibley City's Recreation Director Chad Wright at the October 15, 2025, City Council meeting. Mr. Bodrero challenged the premise of the project, noting that the key word in the Abraham Lincoln quote presented by Mr. Wright is "need," implying that the rec center is a *want* or "*recreational gratification*" rather than a necessary function of government. While acknowledging a survey indicating 70.8% of Wellsville residents support indoor recreation (or "2 in every 3 citizens"), he questioned the ethical and financial justification of taxing the remaining 1/3 of citizens—particularly those with lower "prosperity"—to fund the recreational desires of their neighbors. Mr. Bodrero's central question to the Council was how they would reasonably articulate to that 1/3 of the population why they should sacrifice a *need* to fund others' *wants*. Mayor pro tempore Austin Wood responded that further information would be available in the following City Council meeting to help address the questions raised. The Council is scheduled to receive public input and consider the possible adoption of **Resolution 2025-11** (establishing the South Cache Valley Recreational Special Service District and providing notice thereof) on Tuesday, November 18, 2025.

At 6:12 p.m., citizen input was closed.

The Council is set to continue discussion on **Code Amendment 2025-05**, which proposes adding **Article E, "Horse Limit,"** to **Title 5, Chapter 2 (Animal Control)** to regulate the number of horses permitted per parcel, along with a recommendation from the Planning Commission. City Manager/Recorder Scott E. Wells explained at the September 10, 2025, Planning Commission meeting that a horse limit, previously in effect but inadvertently removed during a title update, was being re-established. The initial proposal mirrored the old code: a maximum of *two horses for the first acre, plus one additional horse for every subsequent acre*. City Manager/Recorder Wells emphasized the rationale was primarily environmental, preventing overgrazing that could lead to dust bowls, thereby helping to preserve the city's agricultural character; he clarified the limits would primarily apply when horses are confined to corrals (e.g., during winter) and not during active grazing. Following public input, the Commission recommended approval of this original proposal. However, at the September 17, 2025, City Council meeting, several Council members expressed concern that the proposal was too restrictive for small lot owners and those involved with 4H participants. Councilman Carl Leatham proposed a less restrictive alternative of *one horse per half-acre*. The Council ultimately motioned to recommend that the Planning Commission reconsider and revise the limit to the suggested *one horse per half-acre* standard. Consequently, at the October 22, 2025, Planning Commission meeting, City Manager/Recorder Wells conveyed the Council's recommendation. The resulting revised code language proposed was: *"Not more than one (1) horse per 1/2 acres and one (1) additional horse for each additional 1/2 acre or portion thereof."* City Manager/Recorder Wells noted that this new ratio is easier to enforce, maintains the 50-foot feeding setback, and better honors the community's agricultural character. The Commission expressed support for the revised language, finding it fair and clearer, and subsequently motioned to recommend approval of the revised **Code Amendment 2025-05** to the City Council.

Mayor pro tempore Austin Wood initiated the final discussion by asking the Council for any additional questions or concerns regarding **Code Amendment 2025-05**. Councilman Bob Lindley expressed frustration that rules become necessary in a rural area due to abuse of privilege, citing instances where individuals keep 10 horses in a limited area, causing stress to neighbors. He regrets having to impose a new rule to curb the actions of those few who abuse the system. Councilman Carl Leatham agreed, noting that while unfortunate that some people abuse their privileges at the expense of their neighbors, the proposed amendment is less restrictive than the previous regulation and is more clearly worded, establishing a necessary balance. Councilwoman Kaylene Ames also agreed on the necessity of finding a balance. Mayor pro tempore Wood reminded the Council that the limit is not proactively enforced, but rather, enforcement will occur on a case-by-case basis only when a horse-related issue becomes a nuisance. Following this discussion, **Councilman Carl Leatham made a motion, seconded by Councilman Bob Lindley, to adopt Code Amendment 2025-05, adding Article E, "Horse Limit," to Title 5, Chapter 2 (Animal Control) to regulate the number of horses permitted per parcel, as recommended by the Planning Commission.**

YEA 4

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay

NAY 0

ABSTAIN 1

Austin Wood

ABSENT 0

City Manager/Recorder Scott Wells discussed the fourth quarter financials for June 2025. He detailed the 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 June 2025.**

YEA 4

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay

NAY 0

ABSTAIN 1

Austin Wood

ABSENT 0

Department Reports:

Councilwoman Denise Lindsay-

1) No business or concerns at this time.

Councilman Carl Leatham-

1) Councilman Carl Leatham brought up a DOT report on trails. Councilman Bob Lindley stated that the report was essentially a "projected want list" and also referenced the successful installation of a pedestrian tunnel under Valley View/SR-30. City Manager/Recorder Scott Wells explained that for the City to finance or implement any of these projects, they would need to get on the official list, conduct studies, and prioritize them. He mentioned that Cache County trails staff are already studying a Wellsville to Hyrum trail along UT-101 as part of a state initiative to establish trails along every major route. Councilwoman Kaylene Ames affirmed that connecting towns with trails has been a long-standing State priority. Councilman Leatham then raised the question of securing a pedestrian tunnel under Highway 89/91. City Manager/Recorder Wells noted this underpass is the next major challenge, and the opportunity to discuss it, along with the proposed RCUT (Restricted Crossing U-Turn), will be available at a December 5th meeting with State Representative Casey Snider, and is proactively encouraging constituents to attend.

Councilwoman Kaylene Ames-

1) No business or concerns at this time.

Councilman Bob Lindley-

1) No business or concerns at this time.

Mayor pro tempore Austin Wood-

1) No business or concerns at this time.

City Manager/Recorder Report:

1) City Manager/Recorder Scott Wells requested and was granted permission for Todd Campbell, owner of Blue Fox RV, to address the Council after missing the citizen input section. Mr. Campbell's family-owned business was opened at the end of May this year.

Mr. Campbell is proposing a new RV dealership on a commercially zoned property near Highway 89 and the Pallets of Utah development (Tax ID #11-141-0001). His goal was to gauge Council support for a phased development approach to allow time to generate capital. Mr. Campbell requires two years of financial records to secure the necessary bank loans and SBA financing before kicking off the expensive Phase 3 construction. The business plans to sell new inventory (high-end fifth wheels and toy haulers) and also service and rebuild old trailers. Mr. Campbell stated he wants to begin selling units from the lot in Phase 1.

Mr. Campbell presented the following phases:

- **Phase 1:** Essential site preparation, including pit, gravel, and landscaping on the 1100 East and 650 North side (not extending to Highway 89).
- **Phase 2:** Addition of some blacktop and more landscaping.
- **Phase 3:** Construction of the main building, including a retail store, a large sales area (18–22k sq. ft.), and an expanded service shop (8–10 bays, replacing the current 5-bay location).

Mayor pro tempore Austin Wood asked if the phase timing would be based on profitability or time, to which Mr. Campbell answered both.

Councilmen Carl Leatham and Bob Lindley raised concerns about approving an unfinished "gravel lot" without a firm timeline. A primary issue was the potential for the untidy appearance of repairing older units, especially since this work would not be inside the service bays until Phase 3. City Manager/Recorder Wells and Councilwoman Denise Lindsay asked how cleanliness would be maintained and if the number of repair RVs would be limited. Mr. Campbell responded that the business would *not* house any parts trailers, and totaled trailers would only remain on the lot for a few days until insurance claims were processed before being moved off. He emphasized his desire to keep the lot neat, noting it would be difficult to sell higher-end units next to "ragged units." He projected the dealership could reach \$3 million in revenue this year and potentially \$20 million annually within five years.

City Manager/Recorder Wells confirmed the project would require a **Conditional Use Permit (CUP)**. The City would need the **CUP** to impose necessary restrictions, including specific timelines and milestones, to ensure the lot's timely completion and its cleanliness and maintenance (especially regarding repair service and trailer accumulation). The Council generally agreed the business was a good fit for the area but concluded that the **CUP** with clear restrictions would be essential. They noted that the discussion was not on the agenda, and they would require many more details before further exploring the idea.

2) City Manager/Recorder Scott Wells initiated a discussion on the design phase for the 45-acre Blackham Annexation (Tax ID #11-078-0001). The central issue was the road width standard. The current width below the canal is 99 feet, but the developer is proposing a 66-foot width for the section above the canal. Councilman Bob Lindley questioned if 66 feet was adequate for a main road serving a new subdivision, especially since it wouldn't include a turning lane. Councilman Carl Leatham stated that while 66 feet might be adequate now, it could restrict future mobility as 500 North is a natural east-west corridor that will become a major road. City Manager/Recorder Wells suggested 66 feet should become the city's new standard, with 99 feet reserved for arterials, but agreed that City Engineer Chris Breinholt should be invited to educate the Council on the best avenue for various road widths. Regarding road construction, City Manager/Recorder Wells brought up a proposed standard which would include a 24-foot asphalt width and placing sewer lines under the asphalt, with water lines on the side, noting that 66 feet should accommodate the roadway and barpit for utilities and drainage. Councilman Bob Lindley expressed concern over the long-term maintenance costs associated with a new standard of placing sewer lines under the asphalt, which would require tearing up the roadway for repairs. City Manager/Recorder Scott Wells countered that the sewer system presents few problems, requiring only routine cleaning and jetting every four to five years. City Manager/Recorder Wells stated that a much bigger issue is the placement of manholes within the swales, noting that they absorb stormwater and consequently inundate the sewer system with excess runoff. Councilman Lindley stressed that the 99-foot roadway must be kept in the lower area near the school due to heavy event traffic. City Manager/Recorder Wells agreed. He expressed frustration with the School District's lack of action regarding ongoing safety concerns related to the school parking lot and traffic flow. City Manager/Recorder Wells has held multiple meetings and a site visit with the District to address these issues, but has seen no resolution.

3) City staff has been tasked with thoroughly reviewing and updating the municipal fee schedule before the first of the year. The goal is to ensure all charges are based on real numbers that staff can justify before new business licenses are rendered under the revised structure.

4) The annual Christmas Tree Lighting event is scheduled for Monday night, December 1st. City Manager/Recorder Wells confirmed that all lights are now functioning, thanks to the electrician who fixed

the fuse box. The event will include hot chocolate, donuts, Santa, and an hour of socializing.

5) Wellsville City has scheduled a legislative update with Representative Casey Snider for December 5th to discuss upcoming state legislation. They emphasized the need to widely publicize this informational meeting.

At 7:02 p.m., Councilman Bob Lindley made a motion, seconded by Councilwoman Denise Lindsay, to adjourn the meeting.

YEA 4

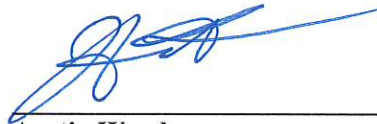
Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay

NAY 0

ABSTAIN 1

Austin Wood

ABSENT 0



Austin Wood
Mayor pro tempore



Scott E. Wells
City Manager/Recorder