

MINUTES of the regular **City Council** meeting of Wellsville City held **Wednesday, December 03, 2025**, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey; Councilwoman Denise Lindsay; Councilmen Carl Leatham and Bob Lindley. City Treasurer Leesa Cooper and Interim City Planner Marianne Reiner were 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 November 26, 2025. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Councilwoman Kaylene Ames, City Manager/Recorder Scott Wells and Councilman Austin Wood were excused from this meeting.

Others Present:	Jason Blackham	Sharla Blackham	Tracy Bodrero
	Ed Buist	Quinn Dance	Amy Garbe
	Cathy Jones	Charlene Knighton	Zan Murray
	Kelly Neilson	Angie Olsen	David Olsen
	Kurt Petersen	Megan Petersen	Monte Williams
	Linda Wursten		

Opening Ceremony: Councilman Carl Leatham

The Council reviewed the amended agenda. **Councilwoman Denise Lindsay made a motion, seconded by Councilman Bob Lindley to approve the amended agenda as presented.**

<b><u>YEA 3</u></b>	<b><u>NAY 0</u></b>	<b><u>ABSTAIN 0</u></b>	<b><u>ABSENT 2</u></b>
Carl Leatham			Kaylene Ames
Bob Lindley			Austin Wood
Denise Lindsay			

The Council will review the minutes for the City Council meeting held on November 05, 2025, at their subsequent meeting.

The Council will review the minutes for the City Council meeting held on November 18, 2025, at their subsequent meeting.

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. Wellsville City authorized a payment to the Cache County Treasurer's Office for election services rendered. The Payment Approval Report is dated 11/20/2025. After review and discussion, **Councilwoman Denise Lindsay made a motion, seconded by Councilwoman Denise Lindsay, to approve the city's accounts payable bills for payment, represented by check number 31429 through 31466.**

<b><u>YEA 3</u></b>	<b><u>NAY 0</u></b>	<b><u>ABSTAIN 0</u></b>	<b><u>ABSENT 2</u></b>
Carl Leatham			Kaylene Ames
Bob Lindley			Austin Wood
Denise Lindsay			

At 6:06 p.m., Mayor Thomas G. Bailey opened the meeting for citizen input.

Linda Wursten, a Wellsville City resident, approached the Council with words of appreciation. She extended her thanks to the Mayor, City Council, City Manager, and all city staff and volunteers for their work on the recent tree lighting and town square lighting. She described the display as "absolutely amazing" and "beautiful." Ms. Wursten also extended her appreciation for the new grocery store, Sam Patch Co. Grocery & Sundries, stating that the community is thankful to finally have a "real grocery store" after all this time.

Charlene Knighton inquired about the process for receiving agendas and minutes for City Council meetings.

City Treasurer Leesa Cooper explained that residents can provide their email address to the City to receive City Council and Planning Commission agendas directly. Councilman Carl Leatham clarified that minutes are not released until they have been approved by the Council at the subsequent meeting, after which they are published on the City's webpage. City Treasurer Cooper added that audio recordings of City Council meetings are also posted within three business days of the meeting.

Kelly Neilson echoed Linda Wursten's earlier comments, expressing his thanks to all involved parties for the recent holiday lighting and the new grocery store. He then inquired whether Citizen Input would be permitted following Items 8 and 9 on the agenda. Mayor Thomas G. Bailey noted that those items were not scheduled as public hearings and stated that the allowance of further citizen input would be decided at that point in the meeting.

At 6:10 p.m., citizen input was closed.

Mayor Thomas G. Bailey opened the workshop held with Mendon City officials to discuss options for potentially forming a Sewer District. Mayor Bailey noted that he and Mendon City Mayor Ed Buist had been discussing this concept for some time. He emphasized that this discussion is forward-looking, acknowledging that neither city is in immediate crisis regarding wastewater management. He outlined the current systems for each municipality: Mendon City currently relies entirely on septic tanks throughout its jurisdiction, lacking a centralized sewer system, while Wellsville City utilizes a sewer system that directs wastewater to sewer lagoons. Mayor Bailey explained the need for this foresight, citing the state's continual introduction of new environmental regulations. He referenced the recent issues faced by Millville City, which had to install a completely new sewer system due to problems with groundwater contamination from septic tanks, and is now running its sewer line to Hyrum City. He concluded by stating that while Wellsville's sewer lagoons and Mendon's septic systems are currently functioning adequately, they must anticipate future regulatory changes and infrastructure needs. Mayor Bailey requested the Council's approval to explore the necessary steps for potentially forming a sewer district sometime in the future.

Mendon City Mayor Ed Buist affirmed Mayor Bailey's assessment, emphasizing the need for public awareness regarding future wastewater needs. Mayor Buist acknowledged that as Wellsville City continues to grow, it is highly likely that the current sewer lagoons will become insufficient and the State will eventually require Wellsville to transition to a full treatment plant. He stressed that, although this is a future consideration, both municipalities must proactively prepare. Mayor Buist stated he foresees Mendon City needing to establish a sewer system soon, noting that he and Mayor Bailey have discussed this potential partnership over the last ten years. He pointed out that the geographical proximity and drainage flow make collaboration highly logical, and since both cities are experiencing growth, and "growth together makes a lot of sense." He confirmed that he would present this idea to the Mendon City Council and plans to maintain open channels of discussion with Mayor Bailey and the future Mayor Chad Lindley, recognizing that a joint solution is going to happen; the question is when. He concluded that the timing likely depends on which city faces regulatory pressure first.

Mayor Bailey opened the floor for questions from the Council. Councilman Bob Lindley inquired whether the need for a treatment plant—replacing the sewer ponds—was based primarily on population. Mayor Bailey confirmed that population is a factor, and City Treasurer Leesa Cooper added that the need is also dependent on water quality testing results. Mayor Buist noted that State regulations surrounding sewer and garbage are constantly changing. Councilman Bob Lindley pointed out that the city's regulatory requirements will change significantly once the population reaches 5,000 residents. Councilwoman Denise Lindsay added that the current population is already around 4,000, suggesting Wellsville might face the regulatory shift before Mendon. Councilman Carl Leatham asked about the immediate financial implications, specifically, what expenses would be involved to begin the collaborative process. Mayor Buist clarified that the initial part of the process is simply an agreement to work toward the goal. He explained that substantial expenses would only arise later, when setting up the actual district. Mayor Buist stated he would first consult with the Mendon City Council to gauge their interest, emphasizing that keeping lines of communication open is crucial given the location and anticipated shared growth. Mayor Bailey underscored the consequences of not collaborating, suggesting that Mendon would be forced to align with Logan and Wellsville City would have to align with Hyrum. Mayor Buist firmly stated he would

rather work with Wellsville than Logan. Councilman Leatham agreed, noting that working with Mendon is a "natural move" because of the logical geography and natural flows of the land. Both Mayor Bailey and Mayor Buist concluded that given the scale of future expenses, mutual collaboration is essential, stating, "the more the merrier at that point." **Councilwoman Denise Linday made a motion, seconded by Councilman Bob Lindley, to continue the discussion regarding forming a Sewer District with Mendon City.**

**YEA 3**

Carl Leatham  
Bob Lindley  
Denise Lindsay

**NAY 0**

**ABSTAIN 0**

**ABSENT 2**

Kaylene Ames  
Austin Wood

Next, Tracy Bodrero presented a proposal for forming a "Recreational Gratification Fund" to help finance a recreational facility in Wellsville City. Mr. Bodrero began by referencing a historical passage from the *Windows of Wellsville*:

*"Here in Wellsville, from 1902 to 1908, approximately 1250 members of the Church of Jesus Christ of Latter-day Saints shared a common religious belief and came together to donate time, labor and property in the construction of a tabernacle where they could worship God as they desired and to be edified. Over this time, work lagged and requests for donations to cover past debts and future expenses went out among their members. The requests were fulfilled with its completion with a referenced cost of \$65,000."*

Drawing inspiration from this historical accomplishment built through communal will and contribution, Mr. Bodrero proposed the Recreational Gratification Fund. The purpose of the fund is to receive donations specifically for the construction of a recreation building in Wellsville City. He expressed his belief that citizens who desire such a facility will donate of their own free will. He emphasized that Wellsville City would solely accept and track all donations at the City Office. Mr. Bodrero also provided the exact text for a flyer he offered to donate and distribute throughout the city: *"Please consider donating to the Recreational Gratification Fund, for the construction of a Recreational Building in Wellsville, donations accepted at the Wellsville City Office. If sufficient funds are not raised for the construction of a recreational building, all donations will be used for a recreational purpose as decided by the Wellsville City Council."* Mr. Bodrero proposed that the fund be formally established and the flyers be distributed in the spring. If the fund is set up, Mr. Bodrero committed to making the first donation of \$5.00.

Councilwoman Denise Lindsay noted that the \$65,000 cost of the tabernacle—built between 1902 and 1908—would be approximately \$2 million today based on Mr. Bodrero's rough inflation calculation. Councilwoman Lindsay expressed her personal desire to see a recreation center in Wellsville, complete with a pool and kitchen area, but questioned the feasibility of raising such a large sum today. She suggested that current construction costs are higher and that people may be less willing to donate compared to the historical effort. Mayor Bailey thanked Mr. Bodrero for the proposal, believing that all ideas will improve the final project.

Councilwoman Lindsay then raised several legal and accounting questions. She stressed that using residual funds for a general recreational purpose if the construction goal is not met could be a significant accounting challenge. Councilman Carl Leatham and Mayor Bailey discussed the optimal account structure for donations. City Treasurer Leesa Cooper provided an important financial consideration, cautioning that while it would be a dream come true if sufficient money were donated for construction, the Council must not forget that a facility's establishment represents only the first step; comprehensive provisions for maintenance and long-term operation must also be secured to ensure its continued viability. The Mayor and Council collectively thanked Mr. Bodrero for his innovative proposal.

City Treasurer Leesa Cooper introduced the discussion on Related Parties, noting that the annual audit requires the City to maintain a list of any persons related to City employees with whom the City might do business in the future. The current list contains possible names, some of whom the City has engaged with previously and some who represent potential future business contacts. The intent is to maintain

transparency and due diligence. Councilman Carl Leatham corrected one name on the current list and proposed adding Trent Bailey to the list of potential related parties. Mayor Bailey confirmed that the list is considered a dynamic, "living document" that can always be amended. He clarified that if the City chooses to do business with any person who is not yet on the list, their name can be added and subsequently brought back to the City Council for approval. **Councilman Carl Leatham made a motion, seconded by Councilman Bob Lindley, to approve the updated list of Wellsville City Related Parties.**

**YEA 3**

Carl Leatham  
Bob Lindley  
Denise Lindsay

**NAY 0**

**ABSTAIN 0**

**ABSENT 2**

Kaylene Ames  
Austin Wood

City Treasurer Leesa Cooper provided an update on the Fraud Risk Assessment, which is required as part of the annual audit by the Utah State Auditor's office. This assessment evaluates various internal controls, ranging from the separation of duties to the procurement of supplies, and utilizes a point system with a potential maximum of 395 points. City Treasurer Cooper reported that City Manager/Recorder Scott Wells has confirmed the City can prove it meets at least 210 of the required points. The City is currently compiling documentation to raise this score further. City Treasurer Cooper noted that the Auditor's office understands that small municipalities like Wellsville face challenges in achieving the full score due to having a limited number of staff who must "wear so many hats." She highlighted that the City scored 150 out of 200 points for maintaining basic separation of duties. To mitigate financial risk, specific controls are in place: all incoming money is handled through the Treasurer's Office by City Treasurer Cooper and Assistant Treasurer Denise Lindsay; all outgoing money requires dual signatures, handled by City Manager/Recorder Wells and City Treasurer Cooper. Additionally, Deputy Recorder Megan Petersen assists with reconciliation. She stated that David Sanderson has recently replaced the City's prior financial consultant who had passed away.

The discussion on the "Governing Body" section of the Fraud Risk Assessment focused on areas for score improvement. City Treasurer Cooper reported that while the City has policies in place for conflict of interest, ethical behavior, and IT security, documentation is deficient. Specifically, the travel reimbursement policy is vague regarding meals and hotels, resulting in lost points. The City is preparing a separate cash handling and receipting document for the next meeting. The City lost points for not having a Certified Government Financial Manager (CGFM), though the recent hiring of consultant David Sanderson partially mitigates this. She noted that Assistant Treasurer Lindsay holds an Accounting degree, and employees annually commit to ethical behavior statements. To gain full points, the City needs to formally establish an Audit Committee and address outdated IT and computer security policies in the coming months. City Treasurer Cooper explained that this year's lower score, despite high performance in the past, is due to the auditors now requiring written, signed policy documents rather than informal code references, emphasizing that the City needs to formalize existing procedures. **Councilwoman Denise Lindsay made motion, seconded by Councilman Bob Lindley, to accept the Fraud Risk Assessment for Wellsville 2025.**

**YEA 3**

Carl Leatham  
Bob Lindley  
Denise Lindsay

**NAY 0**

**ABSTAIN 0**

**ABSENT 2**

Kaylene Ames  
Austin Wood

City Treasurer Leesa Cooper conducted the required annual Open and Public Meetings Act (OPMA) training for the governing body, which concluded with a five-question quiz and a signed acknowledgment affirming they had watched and learned the content. The training covered the Introduction to the Open and Public Meetings Act. Key points reiterated during the training included the legal requirement that regular open and public meetings must provide 24 hours' notice. This public notice must clearly state the meeting's agenda, date, time, and place. The notice must be officially posted in three required locations: the Utah Public Notice Website ([pmn.utah.gov](http://pmn.utah.gov)), the public body's official website, and at a public location, such as the facility where the meeting will be held. The training detailed specific procedural requirements under the Act. Public hearings are legally required when the governing body intends to adopt a budget, impose a new

tax, or increase an existing fee. The training also addressed how to handle new topics raised by the public: if a new topic not included on the posted agenda is raised during an open meeting, the governing body is permitted to discuss the topic but may not take final action or vote on it during that meeting. Finally, the training clarified the rules for closed meetings: a governing body is strictly prohibited from taking any vote during a closed meeting, with the sole exception being a procedural vote to end the closed portion of the meeting and return immediately to an open session.

Department Reports:

Councilwoman Denise Lindsay-

- 1) Councilwoman Lindsay reported that Wellsville City was once again able to participate in the Wreaths Across America program, noting that wreaths were successfully funded by donations for all graves except for 41 or 42 that the City ultimately had to purchase.
- 2) The Wellsville City Christmas Party will be held on December 8, 2025.
- 3) Santa's annual visit on the fire truck is officially scheduled for December 20, 2025, at 10:00 a.m.

Councilman Carl Leatham-

- 1) No business or concerns at this time.

Councilman Bob Lindley-

- 1) No business or concerns at this time.

Mayor Thomas G. Bailey

- 1) Mayor Bailey offered his thanks to all who helped with the recent tree lighting and town square lighting ceremony on Monday night. He praised the hot chocolate and the nice fires provided in the barrels, emphasizing how much he enjoyed seeing the large number of attendees.

City Treasurer Report:

- 1) State Representative Casey Snider will be visiting the City to discuss the proposed RCUT (Restricted Crossing U-Turn) intersection design on December 5, 2025.

**At 6:59 p.m., Councilwoman Denise Lindsay made a motion, seconded by Councilman Bob Lindley, to adjourn the meeting.**

YEA 3


Carl Leatham  
Bob Lindley  
Denise Lindsay


NAY 0

ABSTAIN 0

ABSENT 2

Kaylene Ames  
Austin Wood

  
Thomas G. Bailey  
Mayor

  
Scott E. Wells  
City Manager/Recorder