

MINUTES of the regular **City Council** meeting of Wellsville City held **Wednesday, December 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, Bob Lindley and Austin Wood. Mayor-elect Chad Lindley, Interim City Planner Marianne Reiner, and City Manager/Recorder Scott E. Wells 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 December 12, 2025. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present:	Jason Blackham	Sharla Blackham	Tracy Bodrero
	Todd Campbell	Kelly Neilson	Angie Olsen
	David Olsen	Megan Petersen	Chad Wright

Opening Ceremony: Councilman Carl Leatham

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

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

The Council reviewed the minutes of the November 05, 2025, regular City Council meeting. **Councilman Austin Wood made a motion, seconded by Councilman Bob Lindley, to approve the minutes of the November 05, 2025, regular City Council meeting.**

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

The Council reviewed the minutes of the November 18, 2025, regular City Council meeting. **Councilwoman Kaylene Ames made a motion, seconded by Councilman Carl Leatham, to approve the minutes of the November 18, 2025, regular City Council meeting.**

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

The Council reviewed the minutes of the December 03, 2025, regular City Council meeting. **Councilwoman Denise Lindsay made a motion, seconded by Councilman Bob Lindley, to approve the minutes of the December 03, 2025, regular City Council meeting.**

<u>YEA</u> 3	<u>NAY</u> 0	<u>ABSTAIN</u> 2	<u>ABSENT</u> 0
Carl Leatham		Kaylene Ames	
Bob Lindley		Austin Wood	
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. Wellsville City authorized payments to ARW Engineers for the Sherwood Hills water tank inspection and to Cache Landmark Engineering for the 900 East road project. The Payment Approval Report is dated 12/11/2025. After review and discussion, **Councilman Carl Leatham made a motion, seconded by Councilman Austin Wood, to approve the city's accounts payable bills for payment, represented by check number 31481 through 31528.**

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

At 6:08 p.m., Mayor Thomas G. Bailey opened the meeting for citizen input.

Chad Wright, Wellsville resident and Nibley City Parks and Rec Director, publicly thanked Mayor Bailey and the departing council members for their dedicated service to the community. He expressed appreciation for the opportunity to work alongside them and commended them for providing exceptional service to the citizens of Wellsville and the surrounding area.

Tracy Bodrero addressed the council regarding the public notice for the January 7, 2026, public hearing concerning the establishment of a South Cache Valley Recreation Special Service District. Mr. Bodrero discussed the legal protest requirements, noting that oral protests will be accepted at the hearing, followed by a 60-day written protest period. Mr. Bodrero presented draft templates for both voter and property owner protests to ensure they meet all legal criteria. Councilwoman Denise Lindsay recommended including Tax ID numbers on property protest forms for better accuracy. Councilwoman Kaylene Ames inquired how these documents would be disseminated to the public. Mr. Bodrero clarified that the forms would be available for download or as printouts to ensure citizens have access to documents that meet all legal requirements. Mayor Bailey concluded by stating the city will verify the templates with legal counsel to ensure compliance with state statutes.

Kelly Neilson echoed the gratitude expressed by Mr. Wright, thanking the Mayor and City Council for their extensive work that often goes unseen by the public. Regarding the Special Service District discussion, Mr. Neilson noted that as long as citizens attend the hearing to voice their positions, their comments become part of the official record and formally recorded, potentially precluding the need for a personal petition.

At 6:18 p.m., citizen input was closed.

Jason and Sharla Blackham met with the City Council to discuss the first phase of development of a 45.76-acre parcel (Tax ID #11-078-0001) annexed into city limits across from Wellsville Elementary. The primary focus of the discussion was the specific open space requirements for the initial 5.24-acre phase of the project. This initial portion is intended for sale to The Church of Jesus Christ of Latter-day Saints for the construction of a new meetinghouse. Sharla Blackham explained that the property is divided into two sections by the canal. The lower portion is zoned **RSF**, however the area above the canal is zoned **ROS1**, which requires 40% open space. While they intend to develop the entire parcel eventually, progress on the upper portion (west of the canal) is currently limited by the city's inability to provide water to higher elevations. The Blackhams expressed a desire to annex the entire property now but stated they feel no pressure to develop the residential portions until a city water tank is installed to support those utilities and personal finances allow. In the interim, their focus remains on developing the 5.24-acre parcel for the church. A preliminary plat map was displayed, illustrating how the subdivision's roadways are designed to align with the existing Red Slide Subdivision, maintaining connectivity via stubbed streets rather than cul-de-sacs.

Because the property above the canal is zoned **ROS1**, it carries a 40% open space requirement. The Blackhams presented two conceptual designs for a 2.1-acre park to satisfy this mandate for the church's 5.24-acre parcel:

- **Concept 1 (South):** A green space running east to west, south of the proposed church. This area faces a significant challenge with a **30-foot slope**, which may complicate its use for recreation. The Blackhams are currently waiting to see how the church engineers their specific lot before determining if this grade is manageable for a park.
- **Concept 2 (West):** This layout shifts the green space to the west of the church building, running north to south. While this area offers a flatter grade, Council members expressed concerns regarding its narrow dimensions (roughly 145 to 184 feet in width), noting it may not be wide enough for sports like soccer or football.

Ms. Blackham noted that they hope the city will eventually take over and manage the open space. She also mentioned the potential for a walking path near the canal. Mayor Thomas Bailey clarified that the Canal Company prohibits trails on their right-of-way; the Blackhams confirmed any path would be placed on their private property adjacent to the canal. City Manager/Recorder Scott Wells clarified that the open space provided in this phase is specifically to satisfy the requirements for the church's 5.24-acre lot. He emphasized that the Blackhams will be required to provide additional open space as they move forward with future residential phases. Regarding infrastructure, the Council inquired about stormwater retention. The development will require a retention pond. The Blackhams indicated they were comfortable continuing the dialogue as they refine the engineering regarding the elevations on the 5.24-acre parcel. **Councilman Carl Leatham made a motion, seconded by Councilwoman Denise Lindsay, to continue the discussion and move the proposal forward for review by the Planning Commission (PC) to ensure the concepts align with city code and engineering standards.**

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

Todd Campbell returned to the Council to continue discussions regarding the development of **Blue Fox RV**, a family-owned dealership located on a commercially zoned property near Highway 89 and Pallets of Utah (Tax ID #11-141-0001). Building on the preliminary discussion from November 5, 2025, Mr. Campbell presented a strategic five-year, three-phase plan designed to allow the business to generate the necessary capital and financial records required for long-term SBA financing. In the initial meeting, the Council was introduced to the concept of a high-end RV dealership that would sell new inventory (fifth wheels and toy haulers) while also offering service and rebuilding for older trailers. The primary concern raised by the Council at that time was the visual impact of a "gravel lot" and the potential for an untidy appearance during the repair of older units. Mr. Campbell assured the Council that the lot would remain neat to protect the brand of his high-end units and that "totaled" trailers would be moved off-site within days of insurance processing.

While the Council generally agreed that the business is a good fit for the commercial area, several key concerns were addressed. Councilmen Carl Leatham and Bob Lindley reiterated the need for a firm timeline to ensure the "gravel phase" is temporary. City Manager Scott Wells and Councilwoman Denise Lindsay questioned how the number of repair units would be limited to prevent clutter. Mr. Campbell projected that the dealership could reach \$20 million in annual revenue within five years, which would provide the necessary funds to complete the high-end facility. City Manager Scott Wells confirmed that the project will require a **Conditional Use Permit (CUP)**. This permit will be the primary tool for the city to impose specific timelines and construction milestones; strict cleanliness and maintenance standards; and limits on the accumulation of trailers awaiting service. While the Council previously acknowledged the business's potential, they emphasized that a formal Conditional Use Permit (CUP) with clear, enforceable restrictions is a prerequisite for advancement. Furthermore, as the business transitions from a gravel lot to a state-of-the-art paved facility, the City will require comprehensive engineering and site plans for every phase of development.

At tonight's meeting, Mr. Campbell presented a formal development proposal titled "Blue Fox RV –

Development Proposal for Wellsville City." The presentation outlined a multi-phase strategy to establish a premier RV sales and service center on commercially zoned land near Highway 89. Mr. Campbell's Proposal Purpose read, "*To collaborate with Wellsville City Council on a development plan that will best suit the city of Wellsville while allowing a profitable business to grow and thrive.*" Blue Fox RV's Mission Statement read, "*At Blue Fox RV, our mission is to fuel Northern Utah's outdoor lifestyle by providing a premier RV sales and service experience. Through a responsible, multi-phase development plan, we are committed to creating jobs, beautifying our community, and strengthening Wellsville's role as a hub for adventure.*"

Mr. Campbell provided the following economic projections and current status:

- **Current Staffing:** 7 full-time and 3 part-time employees, with a goal to reach 20–30 employees by Phase 3.
- **Revenue Growth:** Despite a late start in 2025, the business is on track for **\$2–\$2.5 million** in revenue this year. Projections include **\$3 million** in 2026, scaling up to **\$11–\$15 million** by 2030.
- **Community Involvement:** A commitment to participate in local events such as Founders' Day.

Mr. Campbell proposed the following timeline, requesting that the city allow a phased approach via a **Conditional Use Permit (CUP)** with annual reviews.

Phase 1: Initial Launch (Jan 2026 – Dec 2026)

- **Scope:** Develop 3 acres with a gravel lot, temporary sales office, and an initial inventory of 75–100 units.
- **Landscaping:** Immediate focus on the corner of 1100 East and 650 North. City Manager Scott Wells reminded the applicant of landscaping requirements for the Highway 89/91 frontage, including specific trees and shrubs.
- **Utilities:** The Council expressed strong feelings regarding sanitation. While Mr. Campbell initially suggested using an RV tank system, Mayor Bailey and Councilman Bob Lindley stipulated the temporary office be plumbed into the city sewer system to ensure proper facilities for employees and the public.

Phase 2: Expansion & Community Fit (2027 – 2028)

- **Scope:** Expand the footprint to 4–5 acres.
- **Improvements:** Pave the primary RV display area and customer parking. Enhance landscaping along the Highway 89 frontage to ensure the city's "public face" remains attractive.

Phase 3: Full-Service Facility (2029 – 2031)

- **Scope:** Construction of a 18,000–24,000 sq. ft. permanent building featuring a showroom, lounge, retail store, and an 8–12 bay service shop.
- **Architecture:** The building will have an outdoor/mountain theme.
- **Finalization:** Install permanent stormwater management and pave all remaining areas. Existing off-site service operations will be relocated to this site.

The Council emphasized that this lot is the "face" of the city along a busy highway. Councilwoman Kaylene Ames agreed with this sentiment, noting that the appearance must represent the city well. Councilwoman Denise Lindsay inquired about a previously mentioned RV campground. Mr. Campbell clarified that a campground is *not* part of this 5-year plan due to lot size and highway proximity, though he expressed a "big dream" of potentially developing such a facility in the future on a different parcel (such as the 18-acre Kyriopoulos property (Tax ID #11-087-0008) with the campground along the river). Councilwoman Ames responded enthusiastically to the idea of a campground near the river. Mr. Campbell noted the campground could potentially integrate a splash pad along with a bridge connecting to a future city park on the other side of the river. Councilman Leatham discussed the practicalities of emergency repairs. He shared a personal experience where an RV breakdown required an overnight stay, suggesting that while a full campground isn't in the current plan, the business would provide a vital service for travelers in distress.

To mitigate the risk of an unfinished "gravel lot," Mr. Campbell proposed the annual **CUP Review** every September. At the review, the business must demonstrate progress toward the year's milestones. If Blue Fox RV fails to meet its yearly milestones, Mr. Campbell will have until the end of the year to rectify the issue. Failure to demonstrate compliance would result in the suspension of the business license.

Councilman Bob Lindley and the rest of the Council agreed that the phased approach is acceptable only if strictly monitored. The Council expressed support for the plan, noting that the success of the business benefits the city. Councilman Austin Wood stated that the annual follow-up and the clear address of previous concerns mitigated his initial reservations regarding the phased approach.

Councilman Bob Lindley expressed significant concern regarding the use of a temporary trailer without a permanent sewer connection. He emphasized that for the health and professional standards of the city, the business should not rely on portable toilets or un-plumbed trailers. In response, Councilman Leatham brought up placing the temporary sales office (potentially a modified "Tuff Shed" or similar structure) at the future location of the permanent building to streamline utility installation. City Manager Wells raised a potential regulatory hurdle, noting that city rules typically require structures to have a formal foundation, which may not be practical for a temporary shed. The Council discussed the temporary office being plumbed into the city sewer and water mainlines via a stubbed connection. The goal is to provide running water and flushing toilets for both employees and the public from day one, rather than using porta potties or RV holding tanks. City Manager Wells clarified that the city's sewer system in that area operates on a Lift Station. This creates a specific technical requirement for a grinder pump. If the business performs trailer dumps or utilizes the sewer line for heavy waste, the city may require the installation of a grinder pump to prevent clogging or damaging the lift station. The costs associated with the installation and maintenance of this pump would be the responsibility of the developer. Councilman Wood confirmed that there will be no public or commercial dump station on-site during Phase 1 or 2. Mr. Campbell clarified that service operations and dump facilities will not be moved to this location until the Phase 3 full-service facility is completed. The Council agreed that the CUP must explicitly state the requirement for a sewer hookup for the temporary sales office. The Council collectively wished Mr. Campbell success with the venture. **Councilman Carl Leatham made a motion, seconded by Councilman Austin Wood, to continue the discussion and allow the project to proceed with the phased plan, contingent upon working with city staff to finalize the Conditional Use Permit language, specifically regarding sewer hookups and annual milestones.**

YEA 5

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay
Austin Wood

NAY 0

ABSTAIN 0

ABSENT 0

City Manager/Recorder Scott Wells presented **Resolution 2025-12**, a formal policy adopting internal controls for Wellsville City's cash receipting and deposits. This resolution was prompted by a recent city audit and the state's **Fraud Risk Assessment**, which requires municipalities to have written procedures for financial handling to mitigate risk. City Manager/Recorder Wells explained that while Wellsville City currently practices a "robust" system of checks and balances, the Fraud Risk Assessment now requires these procedures to be formally adopted by resolution rather than just practiced informally. The resolution formalizes several key procedures that are already in practice at the city office. Most notably, it assigns dual control, requiring that two people always be present when counting cash and preparing deposits. It also establishes a clear separation of duties between the Treasurer and Assistant Treasurer to ensure no single individual has total control over financial transactions. City Manager/Recorder Wells noted that because city staff often "wear many hats," these written standards are essential for the protection of both the city's assets and the employees themselves.

Councilwoman Denise Lindsay spoke in favor of the resolution, highlighting that the city has already streamlined its processes by utilizing a remote deposit system that allows checks to be processed the same day they are received. This prevents funds from sitting idle and ensures every transaction is immediately documented. **Councilman Bob Lindley made a motion, seconded by Councilwoman Kaylene Ames, to adopt Resolution 2025-12, formalizing the Wellsville City internal organizational control for cash receipting and deposits.**

YEA 4

Kaylene Ames
Carl Leatham
Bob Lindley
Austin Wood

NAY 0

ABSTAIN 1

Denise Lindsay

ABSENT 0

Mayor Thomas Bailey led a discussion regarding the progress of the joint acquisition of the Sherwood Hills property (Tax ID #10-050-0006) in partnership with Cache County. This project involves a \$3 million investment from Wellsville City toward the \$7 million total purchase price. The primary goal is to secure the land as permanent open space dedicated to outdoor activities and public benefit, specifically excluding motorized or electrical vehicle use. City Manager Scott Wells reported that while an LLC was initially proposed, the legal teams have suggested that a "Tenants in Common" structure might be a more effective option. Regardless of the final legal designation, the city is prioritizing the establishment of robust rules, covenants, and restrictions (CC&Rs) to ensure both Wellsville City and Cache County remain strictly aligned in their management of the land. These documents are being designed to force both parties to "stay in their lanes" and ensure the property remains open space in perpetuity.

Councilman Austin Wood asked if the County was amenable to the Tenants in Common structure, and City Manager/Recorder Wells confirmed that County Executive N. George Daines agreed to the change. Councilman Bob Lindley expressed concern regarding the joint nature of the ownership given that the County possesses significantly deeper financial resources. City Manager/Recorder Wells clarified that both parties are putting structures in place to make sure it has the same vision and goals of the property being forever open space. He noted that while the County currently holds a larger financial share, both councils must approve any changes to the property, ensuring Wellsville maintains a permanent seat at the table. Councilwoman Kaylene Ames asked for additional clarification on how future changes to the property would be managed and whether meetings would occur at both the County and City levels. Mayor Bailey emphasized that the agreement is being written so that any changes or developments on the property must be brought back to both the Cache County Council and the Wellsville City Council for a final decision, ensuring that no single person has the authority to make unilateral changes.

Mr. Daines recommended the appointment of three board members to represent Wellsville City on the joint oversight board. To ensure stability and retain institutional knowledge of the complex negotiations, Mr. Daines recommended the following appointments:

- Mayor Thomas Bailey: Appointed to remain on the board beyond his term as Mayor to provide continuity and expertise.
- Mayor-elect Chad Lindley: Appointed to represent the incoming city administration.
- City Manager/Recorder Scott Wells: Appointed to represent city administration and public works.

Mayor-elect Chad Lindley voiced his support for this arrangement, stating that Mayor Bailey's expertise is invaluable to the city and that he would welcome his continued input for several more years to provide stability. Councilman Carl Leatham and Councilwoman Kaylene Ames also expressed their support, urging the Mayor to see the project through to completion. Mayor Bailey confirmed his willingness to serve on the board to provide that necessary continuity. **Councilman Austin Wood made a motion, seconded by Councilman Bob Lindley, to authorize Wellsville City to move forward with the Wellsville Canyon Board project (whether as an LLC or Tenants in Common), and to appoint and approve Mayor Thomas Bailey, Mayor-elect Chad Lindley, and City Manager/Recorder Scott Wells to the oversight board. The motion included allowing Mayor Bailey the authority to sign the necessary documents to see the project to completion.**

YEA 5

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay
Austin Wood

NAY 0

ABSTAIN 0

ABSENT 0

Department Reports:

Councilwoman Denise Lindsay-

- 1) Santa's annual visit on the fire truck is officially scheduled for December 20, 2025, at 10:00 a.m. To enhance the experience for residents, a map will be available on the city website allowing families to track Santa's real-time progress on the fire truck.

Councilman Carl Leatham-

- 1) Councilman Leatham reported on the **General Plan Workshop** held December 10, 2025 with the Planning Commission. While public attendance was sparse, the session was productive, featuring a roundtable discussion with consultants. The feedback from this session will be presented to the City Council for review before the plan is brought back to the general public in early 2026. City Manager/Recorder Scott Wells noted that work on the **General Plan** will remain a priority through January and February, and he encouraged outgoing members to return and share their institutional knowledge during those sessions.
- 2) Councilman Leatham expressed gratitude to Mayor Thomas Bailey, Councilwoman Kaylene Ames, and Councilman Austin Wood as they prepare to conclude their terms of service. Councilman Leatham noted that he has served by Mayor Bailey's side for most of the Mayor's tenure and has been honored to do so.

Mayor Thomas G. Bailey-

- 1) Mayor Thomas Bailey shared a heartfelt reflection on his tenure as he prepared to conclude his final meetings. He noted that he has served as Mayor for 18 years, with a total of approximately 25 years of service to Wellsville City. He described his time in office as a "good ride," emphasizing that the progress and character of Wellsville today are the results of the many dedicated people he has worked with over the decades.

The Mayor extended his sincere appreciation to the City Council and city employees. He specifically identified City Manager/Recorder Scott Wells and former City Manager/Recorder Don Hartle as invaluable assets to the community. He acknowledged the difficult nature of their roles, noting the "crap they take day after day" simply because they are committed to upholding city ordinances. He observed that while some individuals attempt to take shortcuts in development and building, these employees remain steadfast in following the rules to protect the city's standards.

In his closing, Mayor Bailey expressed his sadness at "riding away" alongside Councilmembers Kaylene Ames and Austin Wood, thanking them for their dedicated service. He offered his best wishes for great success to Mayor-elect Chad Lindley and the incoming City Council. He concluded by telling the new administration that while the work is rewarding and fun most days, they should be prepared for those days that are "hell on wheels," and thanked everyone for the opportunity to serve.

Councilwoman Kaylene Ames-

- 1) Councilwoman Ames expressed that while she is sad to be leaving her position on the City Council, her experience serving with her fellow councilmembers and residents of Wellsville has been a "delight." She concluded by stating how much she has truly enjoyed the collaborative process of working with everyone on the team.

Councilman Bob Lindley-

- 1) Councilman Lindley addressed the outgoing members of the administration, offering his sincere gratitude to Mayor Thomas Bailey, Councilwoman Kaylene Ames, and Councilman Austin Wood. He thanked the three of them for their years of dedicated service and for everything they have accomplished for the benefit of Wellsville City during their respective tenures.

Councilman Austin Wood-

- 1) Councilman Austin Wood concluded his tenure on the City Council by highlighting the specific traits and contributions of his colleagues that he has admired throughout his service. He expressed that it has been a true pleasure and thanked the community for the opportunity to serve.

- **Councilwoman Denise Lindsay:** Councilman Wood commended Councilwoman Lindsay for her

pursuit of fairness and truth. He noted that her financial expertise was particularly beneficial to the Council, specifically during "Truth in Taxation" proceedings.

- **Councilman Carl Leatham:** He highlighted Councilman Leatham's insight and ability to clarify difficult matters. He noted that Councilman Leatham's strength lies in helping both the audience and the Council see the clear pros and cons of every decision.
- **Mayor Thomas Bailey:** Councilman Wood stated he was "blown away" by the Mayor's years of service. He specifically admired the Mayor's sincere care for public input, noting the many accommodations made to ensure that anyone who wanted to voice an opinion was heard and respected.
- **Councilwoman Kaylene Ames:** He praised Councilwoman Ames' for the constant positivity she brings to the group. He remarked on her ability to "serve without reward," pointing out the vast amount of "secret service" she performs behind the scenes for the community, calling her a truly great human being.
- **Councilman Bob Lindley:** Councilman Wood recognized Councilman Lindley's talent for simplifying complex issues. He expressed personal gratitude for the work Councilman Lindley and his wife have done to support the youth, stating he is excited for his own children to grow up in a community shaped by those efforts.
- **City Manager/Recorder Scott Wells:** Councilman Wood echoed the Mayor's sentiments regarding the "brunt" of the work City Manager/Recorder Wells handles. He stated he admires Well's ability to remain positive and smiling even when being yelled at, noting that he personally aspires to have that gift of grace under pressure.

City Manager Report:

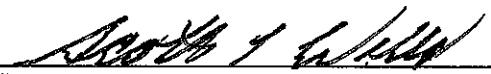
1) City Manager/Recorder Scott Wells concluded the meeting by wishing everyone a Merry Christmas. He expressed that it has been a pleasure to serve with the outgoing members and extended his best wishes for their future endeavors. He encouraged Mayor Bailey, Councilwoman Ames, and Councilman Wood to return to future meetings to share their institutional knowledge, particularly as the city continues its work on the **General Plan** throughout January and February. He thanked them for their extensive contributions, noting that Wellsville is in a "great spot" today specifically because of the work they have done.

Mayor Thomas Bailey closed the proceedings by echoing those holiday wishes, offering a final "Merry Christmas" to the Council, staff, and the community.

At 7:24 p.m., Councilwoman Denise Lindsay made a motion, seconded by Councilman Bob Lindley, to adjourn the meeting.

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


Thomas G. Bailey
Mayor


Scott E. Wells
City Manager/Recorder