

MINUTES of the regular **City Council** meeting of Wellsville City held **January 07, 2026**, 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 Treasurer Leesa Cooper, Mayor-elect Chad Lindley, Councilman-elect Tom Maughan, Councilwoman-elect Angie Olsen, 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 January 02, 2026. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present:	Deputy M. Allen	Angie Alm	Brian Alm
	Evan Bankhead	Penny Bankhead	Phil Bankhead
	Robyn Bankhead	Richie Benson	Julie Blechert
	Roger Blechert	Tracy Bodrero	Margaret Bosworth
	Amanda Boydston	Kevin Boydston	Bob Burrows
	Michelle Burrows	Diana Cannell	Ron Case
	Curtis Child	Teri Child	Katie Christensen
	Carolyn Cooper	Gary Cooper	Holly Cowley
	Rachel Creger	Jeff Cutler	Peggy Durrant
	Aaron Eckburg	Colby T. Enright	Stacie Gibson
	Amy Gilden	Chris Gilden	Dee Glenn
	Amanda Goddard	Shannon Gourdin	Karen Hess
	Tim Hess	Karen Higbee	Ryan Higbee
	Jill Hyer	Keith Hyer	Coy Jensen
	Tiffany Jensen	Cathy Jones	J.D. Kearl
	Charlene Knighton	Karma Leatham	Sandy Lewis
	Ty Lewis	Ben Lindley	Christine Lindley
	Cindy Lindley	Dale Lindley	Ernie Lindley
	Gary Lindley	Nedra Lindley	Val Lindley
	Louis Lucero	Terri Maughan	Hyrum McCormick
	Joe McKibben	Tonia McKibben	Kelly Neilson
	LaDawn Neilson	Rosie Nyman	David Olsen
	Cathy Parker	Roy Parkinson	Megan Petersen
	Tamara Poppleton	Lee Poor	Kathy Rigby
	Darren Roundy	Diane Roundy	Chelsie Sanders
	Steven Sanders	Connie Seeholzer	Eric Seeholzer
	Laura Stewart	Clark Stuart	Mark Thompson
	Gary Thurgood	Ardis Tingey	Kevin Tingey
	Reese Tingey	Brad P. White	Serra White
	Teri White	Monte Williams	Chad Wright
	Linda Wursten		

Opening Ceremony: Councilman Austin Wood

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> <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			

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

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames
Carl Leatham
Bob Lindley
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 issued a payment of \$3,000,000 to the Cache County Treasurer's Office towards the purchase of the Sherwood Hills property (Tax ID # 10-050-0006). The Payment Approval Reports are dated 12/24/2025 and 1/07/2026. After review and discussion, **Councilman Austin Wood made a motion, seconded by Councilman Bob Lindley, to approve the city's accounts payable bills for payment, represented by check number 31569 through 31634.**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay
Austin Wood

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

Ryan Higbee addressed the Council and thanked Mayor Thomas G. Bailey for his years of service to the City. He expressed appreciation for Mayor-elect Chad Lindley and the incoming City Council members and stated his support for the leadership transition. His remarks were met with applause from the audience.

At 6:09 p.m., citizen input was closed.

Diana Cannell, City Auditor, presented the annual financial audit. Ms. Cannell explained that the City's fiscal year ends June 30 and that the audit reflects financial activity through that date. She reported that total City assets exceeded \$4.5 million, representing an increase over the prior year. She noted significant improvements related to the City's well projects, which were still in progress, as well as roadway improvements and a slight increase in cash balances. Ms. Cannell reviewed the City-wide financial statements, noting that across all funds the City experienced a liability increase of approximately \$1.4 million. She explained that the City incurred approximately \$1.7 million in new debt related to the new well project, resulting in a corresponding increase in liabilities. She reported that overall equity increased by approximately \$3 million, resulting in a strong net position at year-end. Ms. Cannell discussed governmental fund activity in detail, stating that total revenues showed a slight decrease compared to the prior year, largely attributable to reduced charges for services. She reported total expenses of approximately \$418,000 on the schedule presented, noting that most expenditures were related to fixed assets, including highways and public improvements. Net income for governmental funds totaled approximately \$761,000. She further reviewed business-type activities, explaining that water and sewer operations remained self-sustaining. Revenues increased by approximately \$100,000, while expenses increased by approximately \$300,000 due to maintenance, supplies, and infrastructure-related costs. Ms. Cannell explained that developer-contributed infrastructure valued at slightly over \$1 million was recorded as revenue, representing an increase in City asset value rather than cash.

Ms. Cannell highlighted fixed assets and debt schedules and reported that the audit resulted in *no state compliance findings*. She stated that the City complied with budgetary limits, fund balance requirements, public notice and posting requirements, meeting documentation standards, etc. She thanked City staff for their diligence and congratulated them on this notable achievement. Ms. Cannell concluded her remarks by expressing her personal appreciation for the opportunity to work with Mayor Bailey during his tenure. **Councilwoman Denise Lindsay made a motion, seconded by Councilman Bob Lindley, to accept the 2024/2025 Audit Report.**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Kaylene Ames
Carl Leatham
Bob Lindley
Denise Lindsay
Austin Wood

At approximately 6:15 p.m., Mayor-elect Chad Lindley was administered the oath of office, solemnly swearing to support, obey, and defend the Constitutions of the United States and the State of Utah.

Next, Councilman-elect Tom Maughan and Councilwoman-elect Angie Olsen were administered the oath of office, solemnly swearing to support, obey, and defend the Constitutions of the United States and the State of Utah.

Mayor Chad B. Lindley addressed the audience, and expressed gratitude to outgoing Mayor Thomas G. Bailey and Councilmembers Kaylene Ames and Austin Wood for their years of service. He extended a heartfelt thank you to the outgoing council members, praising them for their tireless service and their instrumental roles in ensuring the success of the city's celebrations. Turning his attention to Thomas G. Bailey, Mayor Lindley offered a personal tribute. He remarked that he could hardly remember a time when he didn't know Mayor Bailey, noting that the community has truly had no greater friend. He stated that three titles—Principal, Bishop, and Mayor—would follow Mayor Bailey forever, serving as a testament to his character. Mayor Lindley expressed that the citizens of Wellsville owe a tremendous debt of gratitude to Mayor Bailey for over two decades of dedicated service. He announced that a formal reception would be held at a later date to show the city's full appreciation and encouraged residents to check the City newsletter for scheduling details.

Councilwoman Denise Lindsay stated she had a prior commitment and requested to be excused at 7:00 p.m.

Beginning at approximately 6:24 p.m., the City Council shall receive public input, then consider the establishment of the *South Cache Valley Recreation Special Service District* (SSD) to provide recreation services to the south end of Cache Valley. City Manager/Recorder Scott Wells explained that on November 18, 2026, the Council adopted a resolution initiating the statutory process to consider formation of a special service district. He emphasized that this process does not create a district automatically, nor does it authorize taxes or fees. Instead, it begins a series of required steps, including public hearings and a 60-day protest period, after which the Council may decide whether to participate. He explained that the SSD process would allow communities to explore options collaboratively and that any future funding mechanism, including bonding or taxation, would require voter approval.

Municipal bond attorney Eric Johnson, appearing remotely, provided a detailed explanation of special service districts under Utah law. He stated that cities and counties may create SSDs to provide specific services, including recreation, and described the required public hearing, notice, and 60-day protest period. He explained that after the protest period, the Council could decide whether or not to create the district. Mr. Johnson noted that Nibley City had initiated the process earlier and that no other communities had yet formally joined. He explained that if multiple communities participated, each would have equal representation on the district board and that no decisions had been made regarding location, facilities, scope, or funding. Mayor Lindley asked clarifying questions regarding governance, revenue authority, and whether funds would flow back to participating cities. Mr. Johnson explained that the district would initially have no independent revenue source and would rely on administrative support from participating communities. Any future tax or bond would require voter approval, and participating cities would retain the ability to withdraw, even after a vote.

At 6:28 p.m., Mayor Lindley opened the floor for public comment.

Roger Blechert questioned whether property taxes would be raised and expressed concern that residents might also be required to pay usage fees. He stated that he personally would not use a recreation center and questioned why he should be required to pay for it. Councilwoman Denise Lindsay responded that no

funding mechanisms or fee structures had been determined and emphasized that the purpose of the meeting was to decide whether Wellsville should have representation in discussions. Mr. Blechert referenced Medicare plans that provide access to fitness facilities at no cost to participants. Councilman Bob Lindley and Ron Case clarified that Medicare coverage varies by plan and that not all plans provide free access.

Kelly Neilson stated that he opposed joining the SSD, emphasizing that he was not opposed to recreation centers but strongly opposed to using property tax revenue to fund one. Mr. Neilson argued that tax capacity should be preserved for essential services such as infrastructure, fire protection, and utilities. He cited examples of other communities that had developed recreation facilities through alternative funding mechanisms and warned that joining the SSD could lead to substantial tax increases for Wellsville residents.

Le Roy Parkinson expressed constitutional concerns, stating that special service districts are governed by appointed boards rather than elected officials. He argued that allowing unelected boards to control taxpayer funds was improper and stated that Wellsville already provides quality recreational amenities. He opposed the proposal.

Ron Case sought clarification on whether Wellsville residents would be taxed if the City did not join the district. Council members responded that if Wellsville voters rejected participation, the City would not be part of the district.

Steven Sanders addressed the Council to express his strong opposition to moving forward with the SSD. He raised several concerns regarding fairness and long-term financial risk, specifically pointing to potential operating losses and the likelihood of future tax increases beyond the initial scope. He stated that if the project were to move forward, property taxes would be raised to fund the district, and residents would also be required to pay usage fees to access the facilities. Mr. Sanders highlighted the burden on residents on fixed incomes, noting that property taxes have already increased significantly in recent years. While some argue that such facilities increase property values, he countered that many residents would never actually realize that value and would only feel the immediate weight of the increased tax burden. He further questioned whether Wellsville residents would even receive preferential access or pricing compared to those outside the district. Citing these concerns over affordability and financial sustainability, Mr. Sanders urged the Council to discontinue the process. During his remarks, Mr. Sanders inquired about the voter turnout in the most recent mayoral election. Councilman Carl Leatham responded that 1,220 out of approximately 2,400 eligible Wellsville voters participated, representing a turnout of about 50%. Mr. Sanders stated that, in his opinion, too few voters go to the polls. He expressed concern that putting the matter to a vote would allow a very small portion of the population to dictate whether property taxes are increased for the entire community. Citing these concerns over affordability and the limitations of the voting process, Mr. Sanders urged the Council to discontinue the SSD formation process.

Mayor Lindley responded with a caveat, stating that those who wish to see a recreation center established should take the responsibility to educate themselves, visit with their neighbors, and cast their vote. He emphasized that those who do not want a recreation center must do the exact same thing. Mayor Lindley remarked that the "great thing about America" is the right to vote on such matters.

Charlene Knighton stated she opposed the proposal, citing rising living costs and her experience raising children on limited income. She stated that rising property taxes and cost of living increases were already burdensome for retirees and families and expressed opposition to joining the SSD. She expressed concern that residents who do not use recreational facilities would be required to subsidize those who do.

Evan Bankhead inquired whether Wellsville would have the ability to withdraw from the district if it later determined the costs were too expensive. Councilwoman Denise Lindsay answered in the affirmative, confirming that the City could exit the district. Mr. Bankhead expressed a deep distrust of neighboring municipalities and shared his concern that Wellsville's specific interests would not be prioritized in a regional partnership. He cited Nibley's impediment and rerouting of semi-trucks, heavy trucks, and trailers through Wellsville City as evidence that Nibley City looks out only for their own interests. Mr. Bankhead stated his opposition to joining the district, concluding that he preferred recreation decisions and management to remain strictly local.

Katie Christensen opposed government-funded recreation facilities and advocated for private development. She stated that recreational services should be funded through private enterprise rather than property taxes.

Tracy Bodrero formally registered his protest against the SSD, stating that recreation facilities are not a public necessity. He explained the statutory protest thresholds required to prevent creation of the district and informed attendees of available protest forms. The statutory protest provisions allow citizens to stop district formation through voter or landowner protests.

Glenn Ames thanked outgoing and incoming officials and stated opposition to the SSD, expressing concern that Wellsville residents would bear costs while benefits accrued elsewhere. He expressed support for recreation generally but opposed paying taxes for a facility likely located outside Wellsville.

LaDawn Neilson opposed participation, stating that joining the district placed the City too close to financial risk.

Serra White offered a more neutral perspective, stating that she valued recreation opportunities for children and families and noted the current insufficient number of pool access points in the valley. She believed that having a voice at the table during the planning stages could be beneficial for Wellsville. While she acknowledged the valid concerns regarding taxes and residents on fixed incomes, she supported gathering more information before rejecting the concept entirely. Ms. White highlighted the potential benefits for families, youth, and seniors, reiterating that participation in the initial district formation did not obligate the City to approve any future funding.

Amy Gilden stated that while a recreation center could be convenient for her family, she opposed requiring all taxpayers to fund it. She advocated for private funding alternatives.

Councilwoman Denise Lindsay was excused from the meeting at approximately 7:07 p.m.

Holly Cowley sought clarification regarding the scope of the district and whether it would be limited solely to recreation services. Councilman Carl Leatham reminded the assembly of the preliminary nature of the current stage, noting that even a location has not yet been determined and the city first needs to identify which neighboring communities are interested before a specific scope can be defined. Ms. Cowley noted that if the proposed recreation center were to be located in Nibley, significantly fewer Wellsville voters would support it. Councilman Leatham agreed, suggesting that if the facility were located in an area such as near the Caine Dairy, both Wellsville and Hyrum residents would likely be much more supportive. Councilman Leatham further suggested that the City could potentially utilize existing Wellsville open space for sports fields, which could serve as a contribution to the district to help offset some of the associated costs. Councilwoman Angie Olsen confirmed that the proposed district would be established exclusively for the recreation center and not for unrelated services. Ms. Cowley acknowledged the clarification, thanked the staff, and concluded that it is worth joining the district at this stage to ensure more information is available to make an informed final decision.

City Manager/Recorder Scott Wells emphasized that this project would not be a "Nibley Recreation Center." He clarified that the intent is to form a *South Valley Recreation Center* governed by a regional board. He explained that if Wellsville City decides to participate, they will "have a seat at the table" and a direct voice in determining the size, scope, and specific facilities included in the project. By participating now, Wellsville ensures its interests are represented in what is intended to be a collaborative regional effort.

Ryan Higbee asked whether, if a bond were proposed, the decision would be made by the City Council or by voters. Municipal bond attorney Eric Johnson responded that any bond would require voter approval and stated that Wellsville City could withdraw from the district at any time, including after a vote. Mr. Johnson confirmed that Wellsville would always decide for itself whether to participate. Councilman Bob Lindley added that one reason several mayors and councils had chosen to explore the district model was to ensure representation. Councilman Lindley explained that if a county-wide facility were pursued without districts, larger population centers such as Logan and North Logan could outvote smaller communities, whereas a district structure would preserve local representation.

City Manager/Recorder Scott Wells invited Municipal bond attorney Johnson to share his professional

experience with similar recreation districts in other Utah municipalities, specifically referencing his work in Uintah County as previously noted by Mr. Neilson. Mr. Johnson shared that he had participated in the creation of the Uintah County recreation center, noting that it has been exceptionally successful and widely supported by the community. He reported that Uintah residents frequently describe the facility as the "best thing for their youth," as it provides a constructive environment that keeps young people engaged and out of trouble. He further noted that the community's response was so positive that they eventually determined to provide additional funding for expansions after the initial structure was completed. Mr. Johnson addressed concerns raised by Mr. Parkinson regarding the accountability of appointed board officials. Mr. Johnson clarified that while Special Service District boards are typically appointed, the governance structure is flexible. He explained that participating communities often appoint their own *elected* officials to the board to ensure direct representation and accountability to the voters. He emphasized that the final governance framework could be tailored specifically to address local concerns about oversight and transparency.

Phil Bankhead addressed the Council to express his strong opposition to the proposal. He inquired about the funding of the municipal attorney and administrative costs incurred prior to a public vote; he was informed that Wellsville City is currently bearing those costs. Mr. Bankhead criticized the expenditure of tax dollars before receiving voter approval and questioned whether private developers had been approached to undertake the project instead. He argued that the Logan recreation center is underutilized and maintained that those who desire recreation facilities should pay for them directly through usage fees rather than through a tax increase. Furthermore, he expressed distrust regarding Nibley City's involvement and suggested that parties might be profiting from the process. Mr. Bankhead also questioned whether anyone had ever formally asked Wellsville residents if they were actually interested in a recreation center. City Manager/Recorder Scott Wells responded by stating that a two community surveys had been previously conducted, in which respondents indicated a high level of interest in a recreation center and an awareness that taxes would potentially be required to fund it. Mr. Bankhead concluded his remarks by asserting that recreation facilities should be privately built and funded rather than relying on the property tax base.

Katie Christensen addressed the Council again, stating that the overwhelming sentiment she heard from residents present was opposition to any use of taxpayer dollars to fund a recreation district. She emphasized that residents did not want taxes raised and did not want to join the proposed district. Ms. Christensen stated that joining the Special Service District was unnecessary if the City's position was to oppose funding participation altogether, stating that joining would only place the City in a position of having to withdraw later. She concluded that, in her view, the decision should be not to join the district because residents did not want to pay for it with tax dollars. Mayor Lindley responded by clarifying the purpose of the meeting and the statutory process. He explained that the City was at the beginning of a required 60-day protest period, during which residents could formally express support or opposition to participation in the district. Mayor Lindley stated that after the 60 days, the Council would analyze the level of support or protest from citizens and then make a decision on whether to proceed. He requested confirmation from legal counsel that this understanding was correct. Eric Johnson, bond counsel, confirmed that the City was currently gathering information and public input and that no final decision was being made at this stage.

Kelly Neilson addressed the Council again, noting that he had attended several presentations in Nibley City regarding the proposed recreation district and observed that Nibley had initiated the proposal. He inquired whether the Council held the authority that evening to decide against joining the district. Mayor Chad B. Lindley responded that the City is legally required to wait until the conclusion of the statutory 60-day period to consider all citizen input before making a final decision, emphasizing the Council's commitment to following the will of the residents. Mr. Neilson expressed concern regarding historically low participation in both surveys and elections; he referenced the *Utah Well-Being Survey* results that only had 177 respondents from Wellsville and stated his fear that a ballot vote could allow a small portion of residents to approve a tax increase affecting the entire city. He specifically highlighted the disproportionate impact this would have on elderly residents living on fixed incomes. In response, Mayor Lindley encouraged increased civic engagement and voter participation as the solution to these concerns. Councilman Carl Leatham commented that the argument regarding low participation levels could be applied to either side of the debate. He noted that while the majority of 177 residents had signaled favor for the center on the *Utah Well-Being Survey*, the approximately 80 residents present at the meeting—who were largely in opposition—also represented a small fraction of Wellsville's total population of roughly 4,200.

He stated that the current levels of public participation did not necessarily reflect the views of the community as a whole, and he emphasized that he would like to see the entire community given a formal opportunity to show their support or opposition. Mr. Neilson encouraged the Council to give significant weight to the views of those who had taken the time to attend the meeting.

Chad Wright, a Wellsville City resident and Nibley City's Recreation Director, acknowledged the valid cost concerns raised by previous speakers but urged the Council to consider the broader benefits of recreation and community connection. He argued that a recreation center is not solely about sports, but serves as a vital tool for improving quality of life and mental health. He stated that the benefits of community wellness and social cohesion far outweigh the financial costs, even when those benefits are not immediately direct. Drawing on his background as a psychology major, Mr. Wright expressed deep concern regarding Utah's mental health statistics, noting that while there were 279 traffic fatalities on Utah roads in 2025, there were 696 suicide deaths in 2023. He suggested that there is a much greater societal loss when mental health and social isolation are not addressed.

Mr. Wright shared insights from conversations with high school counselors in the valley, who reported that many students lack resilience and feel disconnected despite the constant digital connection provided by modern technology. He argued that a physical community center could foster the resilience and genuine human connection necessary to help youth overcome obstacles. Furthermore, he stated that a healthy lifestyle leads to more productive individuals and a more vibrant community with greater longevity. Consequently, he encouraged the City to secure representation on the Special Service District board to ensure Wellsville's interests are protected. He emphasized that by having a "seat at the table," the City could influence critical decisions regarding the project's cost, location, accessibility, and programming.

Councilwoman Olsen posed a question regarding whether private businesses could be involved in funding the project. Mr. Wright explained that public-private partnerships were possible and that forming a Special Service District would not prevent pursuing private funding sources. He stated that multiple funding avenues should be explored.

Steven Sanders addressed the Council and expressed disagreement with the assertion that children lacked opportunities for resilience. He stated that numerous sports opportunities already existed and that families would continue to travel for tournaments even if a local facility were built. He expressed concern that access fees would inevitably be charged due to demand and stated that elderly residents on fixed incomes would be unfairly burdened by tax increases. Mr. Sanders cited Smithfield's recreation center as an example, stating that it was funded through grants and private donations rather than a special service district. He concluded by stating that he believed the proposed district would not create new opportunities and opposed shifting financial burden onto fixed-income residents.

Kevin Tingey stated that he initially believed the meeting was about approving tax increases but had learned that the discussion was preliminary. Mr. Tingey expressed support for joining the district to ensure Wellsville had input in regional decisions. He emphasized that joining the district did not commit the City to tax increases and stated that Wellsville likely could not build a facility independently. Mr. Tingey supported moving forward with the district to gather information and maintain a seat at the table.

Diane Roundy spoke in support of joining the district, stating that Wellsville and Cache County residents had lost access to indoor facilities, including Logan's recreation center. She emphasized the need for local input rather than decisions being made by Logan City. She shared a personal example of local youth athletes having to practice in garages with propane heaters because they could not secure time in indoor facilities. Ms. Roundy stated that costs were unknown at this stage and that forming the district was necessary to determine scope, cost, and funding options, including private donations. She emphasized the importance of indoor facilities for seniors, youth sports, and winter activities and noted that weather limited access to outdoor amenities for several months each year. She stated that recreation centers provided opportunities for all age groups and described potential revenue streams such as tournaments, classes, and programs. Ms. Roundy supported joining the district to evaluate costs and benefits before residents decided whether to remain involved.

Serra White addressed the Council a second time, reiterating that there is no harm in gathering more information, especially since the City has the option to withdraw from the district at any time. She addressed comments regarding meeting attendance, suggesting that a lack of physical presence at a meeting does not necessarily mean a lack of interest; many residents are simply busy with family and work obligations. She cautioned that the vocal opposition present in the room might be an "echo chamber" that does not fully represent the 4,200 residents of Wellsville, many of whom may support the center but could not attend.

Ms. White noted that while "competitive" sports are available, there is a significant lack of local "recreational" sports for youth after the 8th grade. She shared that families currently have to pay high fees and travel long distances for sports, and it would be beneficial to have a local facility where children do not have to be "the best of the best" just to participate and stay active. To illustrate the high demand for recreation, she asked about the usage of the local pickleball courts. Councilman Lindley confirmed that the courts are in high demand, noting in the summer they are often occupied from 6:00 AM until the midday heat, and then are fully occupied again once it cools off until dark. He concluded by noting that during the spring and fall months, the courts are utilized all day long. Ms. White pointed to this as a "telling" example of the community's desire for recreation space. She noted that an indoor recreation center would provide children who want to be active the opportunity to get out of the cold during the winter months and provide a safe place to play during the hottest parts of the day in the summer. She concluded by stating that "information is power" and urged the Council to join the district to ensure they have every available fact before making a final decision on behalf of the taxpayers.

Monte Williams shared his experience with large recreation facilities in North Dakota. He expressed concern that Wellsville residents did not have comparable income levels and stated that withdrawing from a project after construction began would be difficult. He expressed skepticism about the ease of exiting the district once commitments were made.

Joe McKibben addressed the Council and reminded residents that written protests could be submitted during the 60-day period. He encouraged residents to contact others and increase participation. He emphasized the importance of civic participation, stating that residents essentially "get what they vote for." Mr. McKibben stated that amenities such as pools and recreation centers required funding and that costs were unavoidable if such facilities were desired.

Mayor Lindley confirmed with legal counsel that the 60-day protest period was required by statute. Mr. Johnson confirmed that the City was following statutory requirements. Mayor Lindley stated that the Council would revisit the issue after the 60-day period and encouraged residents to continue submitting input. Councilman Leatham addressed concerns regarding the dissemination of information, urging residents to sign up for the City's email list to receive City Council agendas directly. He reminded the assembly that the City Council meets regularly on the first and third Wednesdays of every month, and the Planning Commission meets on the second and fourth Wednesdays. He emphasized that citizen involvement is vital to the local government process. Kelly Neilson suggested that Wellsville includes a schedule of all monthly meetings in every newsletter. He also proposed that the City install a marquee outside the City Office to announce upcoming meetings. City Manager/Recorder Scott Wells responded by highlighting the existing resources available to the public. He noted that all meeting notices and agendas are posted on the City's official website and at the post office, and that full minutes are available for review online. He expressed the view that digital access via smartphones is often more effective than a physical marquee. **At 8:08 p.m., Councilman Carl Leatham made a motion, seconded by Councilman Bob Lindley, to close the public hearing.**

YEA 4

Carl Leatham
Bob Lindley
Tom Maughan
Angie Olsen

NAY 0

ABSTAIN 0

ABSENT 1

Denise Lindsay

Next, City Manager/Recorder Scott Wells shall discuss options for a code change for water fees outside Wellsville City limits. He explained that the current code mandates charging double the standard rate for out-of-city users. However, Mr. Wells clarified that Utah State Statute no longer supports a "blanket" doubling of fees. While the City is permitted to charge out-of-city users a higher rate, it must provide a specific, justifiable reason—such as higher infrastructure maintenance or pumping costs—to remain constitutionally sound. Without such justification, the City is required to charge the same rate as a Wellsville resident. Councilman Bob Lindley inquired if the City would seek to establish a formal justification for continuing an increased rate. Mr. Wells noted that if specific neighborhoods require extra pumping costs, that could serve as a justification. However, if an out-of-city resident has already paid standard hookup and impact fees and uses the same infrastructure as a neighbor across the street, a price discrepancy is difficult to defend legally. Councilman Tom Maughan suggested that any user outside the city limits represents an "extra draw" on the system, which requires pumps to run regularly through the summer. He stated that these users should pay an additional share to cover the upkeep of the infrastructure and the mechanical costs of maintaining the flow.

Councilman Carl Leatham raised a concern regarding annexation incentives. He questioned whether removing the higher water rate would eliminate the primary reason for out-of-city residents to seek annexation into Wellsville. City Manager/Recorder Wells agreed that once a property has access to city water and sewer at a standard rate, there is often little incentive for them to annex. However, he clarified that while the City cannot charge arbitrary rates, it is also not legally obligated to sell water to new developments or individuals outside the city limits in the first place. Councilman Lindley questioned whether the administrative effort to create a new ordinance was worth the hassle, given that there are only 10 to 12 such hookups currently in existence. Mayor Chad B. Lindley clarified that this was a preliminary discussion and not a formal public hearing. He invited the public to contact staff with questions in the interim and announced that a formal public hearing and potential resolution would take place at the next City Council meeting. Councilman Bob Lindley made a motion, seconded by Councilman Carl Leatham, to moved to continue the discussion regarding options for a code change for water fees outside Wellsville City limits.

The City Council discussed assignments for the Mayor and City Council for 2026. The proposed 2026 assignments for the Mayor and City Council are as follows:

Mayor Chad B. Lindley: Fire Department, Irrigation, Sewer, Sunday Night Meeting, Parade.

Councilman Tom Maughan: Emergency Plan & CERT Training, Culinary Water, First Responders, Roads.

Councilman Bob Lindley: Parks & Recreation, Cemetery, Memorial Day Program, Environmental, Storm Water.

Councilwoman Angie Olsen: Founders' Day Chairperson, Wellsville Scholarship Pageant, Beautification Committee, City Float.

Councilman Carl Leatham: Planning & Zoning, Law Enforcement, Animal Control, Trails/Walking Paths.

Councilwoman Denise Lindsay: Sidewalks, Webpage, Youth Council.

Councilman Bob Lindley made a motion, seconded by Councilwoman Angie Olsen, to accept the adjusted City Council assignments for 2026.

YEA 4

Carl Leatham

Bob Lindley

Tom Maughan

Angie Olsen

NAY 0

ABSTAIN 0

ABSENT 1

Denise Lindsay

The proposed 2025 assignments for Founders' Day are as follows:

Mayor Chad B. Lindley: Parade, Rodeo, Patriotic Program, Rodeo Flag Ceremony, Mt. Sterling Stampede.

Councilwoman Angie Olsen: Founders' Day Chairperson, Community Breakfast, Amusement Rides, Music in the Park.

Carl Leatham: Watermelon Bust, Fun Run, Flag Ceremony.

Bob Lindley: Tennis Tournament, Golf Tournament, Softball Tournament, Pickleball Tournament, Horseshoe Tournament.
Denise Lindsay: Quilt Drawing, Family Activity (movie in the park), Fireworks.
Tom Maughan: Sham Battle, Vendor Booths, The Cannon.
History Committee: Cemetery Tour, Historical Speaker.

Councilman Carl Leatham made a motion, seconded by Councilman Bob Lindley, to accept the adjusted Founders' Day assignments for 2026.

<u>YEA 4</u>	<u>NAY 0</u>	<u>ABSTAIN 0</u>	<u>ABSENT 1</u>
Carl Leatham			Denise Lindsay
Bob Lindley			
Tom Maughan			
Angie Olsen			

City Manager/Recorder Scott Wells announced that the meeting schedules for Wellsville City for calendar year 2026 will remain the same. The governing body (City Council) shall conduct two regular meetings each month, which shall be held on the first and third Wednesday of each month. The Planning Commission shall conduct two regular meetings each month, which shall be held on the second and fourth Wednesday of each month. Said meetings shall begin at 6:00 p.m. The Board of Adjustments will meet on an "as needed basis." **Councilman Tom Maughan made a motion, seconded by Councilman Bob Lindley, to approve the meeting schedule for Wellsville City for calendar year 2026.**

<u>YEA 4</u>	<u>NAY 0</u>	<u>ABSTAIN 0</u>	<u>ABSENT 1</u>
Carl Leatham			Denise Lindsay
Bob Lindley			
Tom Maughan			
Angie Olsen			

City Manager/Recorder Scott Wells discussed the first quarter financials for July and August 2025. He detailed the revenue accounts and expenditures in the **General Fund**. After review, **Councilman Bob Lindley made a motion, seconded by Councilman Tom Maughan, to approve the first quarter financial report for July and August 2025.**

<u>YEA 4</u>	<u>NAY 0</u>	<u>ABSTAIN 0</u>	<u>ABSENT 1</u>
Carl Leatham			Denise Lindsay
Bob Lindley			
Tom Maughan			
Angie Olsen			

Department Reports:

Councilman Carl Leatham-

1) Councilman Carl Leatham reported on a recent communication from Emily Fletcher with Cache County Trails. He noted that the state has increased the size of available grant pools for trail development and that Ms. Fletcher has offered her assistance to the City in pursuing these funds. Councilman Leatham reminded the Council of previous discussions with UDOT and RCUT, noting that the City's request for assistance with a highway underpass/tunnel was previously stalled because the City lacked a formal, documented trail plan. He expressed that pursuing these grants to develop a cohesive plan would be a worthwhile effort, as it would provide the necessary justification to secure state support for the highway crossing. City Manager Scott Wells and Councilman Leatham discussed utilizing Councilwoman Denise Lindsay's expertise in this area. Additionally, Mayor Chad B. Lindley informed the Council that he intends to meet with a local resident who has 30 years of experience writing federal grants for Utah State University. This resident reached out on Labor Day to offer their services to the City. The Mayor committed to meeting with this individual at the beginning of the week and will report back to the Council. He emphasized that the City intends to utilize all available professional and internal expertise, including Councilwoman Lindsay, to

successfully capture these funds.

Tom Maughan-

1) No business or concerns at this time.

Councilman Bob Lindley-

1) Spring sports will soon be underway.

Councilwoman Angie Olsen-

1) Councilwoman Angie Olsen asked the Council and staff to share any leads or contact information for individuals or groups in the community who might be willing to assist with the planning and execution of the Founders' Day festivities.

Mayor Chad B. Lindley-

1) Mayor Chad B. Lindley introduced a new initiative to improve public communication. He informed the Council that he is considering a plan to have himself or a rotating Council member publish a monthly update in the City Newsletter. These updates would focus on specific departments, providing the public with consistent information on the progress of various projects and initiatives. He noted that this would allow residents to stay better informed and follow the work being performed by their elected officials.

City Manager/Recorder Report:

1) Winter Parking Regulations: City Manager/Recorder Wells reminded the Council and the public that winter parking ordinances are in effect from November through April. He stated that while the City allows some leniency if vehicles are parked at least four to five feet off the edge of the asphalt, cars left overnight on the roadway will be ticketed. He emphasized that these rules are essential for the Sheriff's Department and snowplow crews to clear roads safely and effectively.

2) Basin Hill / Rodeo Arena Property: City Manager/Recorder Wells reported ongoing issues with individuals, specifically teenagers, performing brodies in the gravel parking lot at Basin Hill. This activity has resulted in significant gravel being kicked onto the asphalt, requiring frequent city resources to sweep the roads. To address this, the City will be installing "No Trespassing" signs. Wells clarified that while the City wants the public to enjoy and use the rodeo arena, the signage gives law enforcement the necessary authority to intervene when individuals are damaging property or behaving inappropriately.

City Planner Marianne Reiner-

1) City Planner Marianne Reiner stated that she looks forward to continuing her work with the City Council, the Planning Commission, and City Manager Scott Wells to manage the city's growth and planning needs.

At 8:34 p.m., Councilman Bob Lindley made a motion, seconded by Councilman Carl Leatham, to adjourn the meeting.

YEA 4

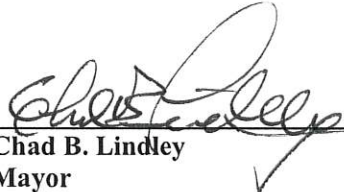
Carl Leatham
Bob Lindley
Tom Maughan
Angie Olsen

NAY 0

ABSTAIN 0

ABSENT 1

Denise Lindsay


Chad B. Lindley
Mayor


Scott E. Wells
City Manager/Recorder