

MINUTES of the regular **City Council** meeting of Wellsville City held **March 04, 2026**, at the Wellsville City Offices at 75 East Main. City officials present were Mayor pro tempore Carl Leatham; Councilwoman Angie Olsen; Councilmen Bob Lindley and Tom Maughan. City Manager/Recorder Scott E. Wells was also present. A copy of the Notice and Agenda was mailed to the Mayor and Council members and emailed and faxed to the Herald Journal on February 27, 2026. The meeting was called to order at 6:00 p.m. by Mayor pro tempore Carl Leatham.

Mayor Chad B. Lindley and Councilwoman Denise Lindsay were excused from this meeting.

Others Present:	Kaylene Ames	Deb Bailey	Jim Banks
	Tracy Bodrero	Kaylene Bolton	Margaret Bosworth
	Bonnie Case	Ron Case	Bruce Gates
	Vicky Gates	M. Kent Larsen	Brenda Leishman
	Christine Lindley	Kelly Neilson	Megan Petersen
	Diane Roundy	Heather Rowser	Jami Van Huss
	Chad Wright	Linda Wursten	

Opening Ceremony: Mayor pro tempore Carl Leatham

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

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

The Council reviewed the minutes of the February 18, 2026, regular City Council meeting. **Councilwoman Angie Olsen made a motion, seconded by Councilman Bob Lindley, to approve the minutes of the February 18, 2026, regular City Council meeting.**

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

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 Council reviewed the current accounts payable, during which several specific expenditures were discussed for clarification. City Manager/Recorder Scott Wells opened the discussion by detailing routine maintenance, noting that the city manages approximately nine water valve repairs annually alongside asphalt work. He clarified that the recent storm water audit conducted by the state over the summer resulted in roughly 70 findings. While the number seems high, City Manager/Recorder Wells explained that this is typical for a week-long, "top-to-bottom" state review and primarily concerns administrative documentation. Mayor pro tempore Leatham inquired about specific irregularities, leading City Manager/Recorder Wells to cite a residential construction site at 900 South and Center where a concrete washout pad and a portable restroom were improperly located in the right-of-way. Additionally, the audit flagged the need for a comprehensive map of all city drainages and retention ponds, which the city has six months to resolve. The conversation shifted to the 900 East Road Project (COG) following an inquiry from Councilman Bob Lindley. City Manager/Recorder Wells informed the council that the project includes a dedicated deceleration lane to be finished in the spring, at which point the transition will be refinished and unauthorized driveway access will be restricted. In response to a question from Councilwoman Olsen regarding the contractor, City Manager/Recorder Wells clarified that Rupp Trucking is a large-scale infrastructure group out of Tremonton. Payment Approval Report was dated

03/03/2026. After review and discussion, **Councilman Bob Lindley made a motion, seconded by Councilman Tom Maughan, to approve the city's accounts payable bills for payment, represented by check number 31788 through 31824.**

<u>YEA 4</u>	<u>NAY 0</u>	<u>ABSTAIN 0</u>	<u>ABSENT 1</u>
Carl Leatham Bob Lindley Tom Maughan Angie Olsen			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. Payment Approval Report was dated 03/04/2026. After review and discussion, **Councilman Bob Lindley made a motion, seconded by Councilman Tom Maughan, to approve the city's accounts payable bills for payment, represented by check number 31825 through 31826.**

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

At 6:13 p.m., Mayor pro tempore Carl Leatham opened the meeting for citizen input, clarifying that this time is reserved for concise comments or questions rather than formal presentations, which should instead be scheduled as a specific agenda item.

Kaylene Ames, representing herself as a trails advocate, addressed the council regarding the removal of Dyer's wood at the Murray Farm Trailhead. She noted that while the county assisted with this effort last year, she requested to lead the project again on May 9th and proposed inviting local scouts to participate. Mayor pro tempore Carl Leatham expressed support for the initiative, and City Manager/Recorder Scott Wells suggested that the volunteers also focus their efforts on the base of the hill. Ms. Ames confirmed that the county had already approved the work at the trailhead. The council concluded the discussion by thanking Ms. Ames for her contribution to the community.

Tracy Bodrero addressed the council regarding the proposed establishment of the South Cache Valley Special Service District, following the public hearing held on January 7th, 2026. He raised concerns regarding the potential legal powers of the district, specifically asking if it would possess the authority of eminent domain to establish recreational facilities and if it could be subject to lawsuits. Additionally, Mr. Bodrero inquired about the logistics of the 60-day protest period. He requested clarification on whether Wellsville City would accommodate the filing of written protests if the final days of the period fall on a Friday or Saturday, and whether the city would provide public notice and text alerts regarding extended office availability for those dates. Mayor pro tempore Carl Leatham acknowledged the importance of these questions but noted that the specific deadlines for protest periods and elections are typically governed by strict legal definitions. While he stated that he does not personally foresee the use of eminent domain for these projects, he emphasized the need for a formal legal review to provide definitive answers. City Manager/Recorder Wells echoed this sentiment, suggesting that while the protest period traditionally closes at its designated expiration, the city would need to look further into the specific requirements for weekend accommodations and legal liability before providing a final response.

Diane Roundy addressed the council to provide a formal response to a letter recently circulated throughout the community by Tracy Boder. Ms. Roundy stated that the letter contained several inadequacies regarding the proposed South Cache Valley Special Service District that required public correction. Specifically, she clarified that Nibley City is not asking Wellsville to pay for a recreation center; rather, Nibley is exploring a collaborative effort to create a shared community space and is open to locations outside its own city limits. Regarding the costs of consultants, Ms. Roundy noted that Nibley City is already under contract with

VCBO and has budgeted to cover the feasibility study for the benefit of the entire southern Cache Valley, meaning other participating communities are not being billed for this initial research. Addressing the legal and construction costs mentioned in the circulated letter, Ms. Roundy explained that while specific lawyer fees are currently unknown, this is because each individual city must determine its own level of legal review. She further clarified that the final cost of a recreation facility cannot be determined until the participating entities, location, and amenities are finalized. Ms. Roundy also contested the comparison made in the letter to a large-scale facility in Spanish Fork, noting that the Spanish Fork site—which features six pools and multiple courts—is significantly larger than anything being proposed for this district. She concluded by stating her desire to place these facts on the official record to clear up misconceptions currently being distributed to residents.

When Tracy Bodrero stood up to refute, Mayor pro tempore Carl Leatham intervened to maintain the order of the proceedings. He stated that no rebuttals would be allowed, clarifying that the citizen input portion of the meeting is intended for residents to share individual comments or questions with the council and is not a forum for public debate.

Chad Wright, a Wellsville resident and the Recreation Director for Nibley City, addressed the council in his capacity as the facilitator for the South Valley Recreation Study. Mr. Wright corroborated the information provided by Diane Roundy, confirming that Nibley City is currently footing the entire bill for the feasibility study conducted by VCBO and has no plans to bill Wellsville or other communities for this initial research. He clarified that while legal fees are an elective cost for each city to ensure their own documentation is correct, joining the district does not currently cost Wellsville City any capital.

Mr. Wright emphasized that the project is currently in a collaborative exploration phase aimed at improving regional health and wellness. He shared data from recent community engagement efforts, noting that:

- 70% of surveyed residents expressed strong interest in a recreation facility, even indicating a willingness to consider additional taxes.
- 11% of residents are firmly opposed, with 3% likely opposed.
- 15% of residents remain undecided, primarily waiting for specific details regarding the facility's location, cost, and amenities.

As a Wellsville resident, Mr. Wright recommended that the city remain involved in these discussions to ensure local representation. He reminded the council and the public that if the project proceeds, the community would ultimately have the opportunity to vote for or against any proposed property tax.

Margaret Bosworth raised a concern regarding beaver activity near Jon Fuller's property. She reported that a new dam has caused significant flooding in the area, creating a "mess" on the surrounding land, and requested that the city investigate the situation. Mayor pro tempore Carl Leatham inquired if the city was aware of the issue. City Manager/Recorder Scott Wells confirmed that he is in ongoing discussions with the property owner but noted that the situation is complicated because the activity is occurring on private property. Specifically, the beavers are building against a private bridge. Diane Roundy informed the council that some clearing had occurred earlier that day, though Councilman Tom Maughan clarified that it had only been partially cleared—just enough to lower the water levels. City Manager/Recorder Wells and Councilman Maughan discussed potential long-term solutions, including the possibility of removing the private bridge to prevent future damming. City Manager/Recorder Wells emphasized that while the city is willing to assist, they cannot commit to clearing the area every few months and are looking for a more permanent resolution. He also noted that the city has already been proactive in attempting to trap and relocate the beavers as an initial step.

At 6:25 p.m., Mayor pro tempore Carl Leatham closed citizen input.

Mayor pro tempore Carl Leatham introduced the Wellsville Historical Committee for a scheduled presentation. Ron Case led the discussion, noting that the committee periodically provides updates to ensure new council members and the mayor are briefed on their ongoing mission and historical preservation efforts. Mr. Case provided a brief history of the committee, which has served Wellsville for over 50 years. Originally formed in the 1970s, the group was responsible for the community history book, *The Windows of Wellsville*. The current committee, now in its 11th year since being reactivated, consists of Ron Case, Yvonne Jessop, Brenda Leishman, Christine Lindley, Heather Rowser, Linda Wursten, and Mayor

Chad Lindley as the city representative. Mr. Case highlighted that the thousands of volunteer hours donated by the group serve as a significant benefit to the city, often functioning as a matching contribution for grant applications.

Mr. Case detailed the committee's primary current task: cataloging and indexing a massive collection of documents, photos, and recordings. A group of 14 volunteers meets weekly to process these items, including a large volume of materials recently donated by the family of the late Wilma Hall. This work involves determining the historical value of each document, creating a physical index, and moving items into long-term archiving boxes. Mr. Case noted that while this process is vital, it is significantly increasing the physical footprint of the archives in the city's history room, which may lead to future space concerns. He also highlighted the historical significance of the collection, mentioning that many are surprised to learn Wellsville once supported its own high school, car dealership, and bank. The committee's long-term objective is to move beyond physical indexing and achieve full digitization of the records. Mr. Case explained that they have begun entering material into a computer system with the goal of making the archives searchable online for the public. While he acknowledged that complete digitization is a monumental task that will likely span many years, the committee remains committed to the process.

Christine Lindley continued the presentation by highlighting the diverse range of items donated to the committee, which include personal histories, obituaries, scrapbooks, and rare artifacts such as a quilt, flags, and Boy Scout memorabilia. She specifically noted the acquisition of historic city ordinance books from 1883 and 1925, as well as old records from the Wellsville Drug Store and the local bank. Ms. Lindley drew attention to a collection of photographs from 1950, donated by the granddaughter of Earl Wyatt, and Cache County tax records from the late 1940s that include original photos of local residences. She emphasized that the committee continues to process boxes of material from the estates of original committee members and encouraged citizens to donate historical items, noting that the committee can copy and return originals if the donors wish to keep them. Regarding the committee's finances, Ms. Lindley explained that while they receive an annual budget of \$1,000 from the city for supplies, the group has been largely self-funding. Revenue is generated through the sale of digital PDF versions of *The Windows of Wellsville* and through private donations for projects such as community banners. She noted that the committee successfully secured a grant for cemetery equipment and supplies, which required a \$4,000 "in-kind" match in volunteer hours—a requirement the committee significantly exceeded. Ms. Lindley cautioned that as the number of volunteers grows and the cost of archival materials rises, the committee may need to request a budget increase in the future.

Heather Rowser continued the presentation by highlighting the committee's extensive work on veterans' projects and the progress of the upcoming volume of *The Windows of Wellsville*. She explained that the Veterans on Main Street program, which began in May 2023, honors servicemen and women with ties to Wellsville through commemorative banners displayed along Main Street each summer. To date, the committee has honored 128 veterans—99 buried locally and 29 buried globally. Ms. Rowser noted that this initiative is entirely self-funded through banner sales and expressed appreciation for the city maintenance workers who assist with the installation. She also touched upon the committee's involvement with Wreaths Across America and proudly shared that in August 2025, the Rocky Mountain Veterans Center presented the committee with the Veterans Salute Award in recognition of their efforts. Furthermore, Ms. Rowser detailed her ongoing collaboration with Wellsville Elementary, where she leads sixth-grade students on annual veterans' tours of the cemetery. By sharing the diverse stories of heroes buried there, she aims to teach the youth that "freedom is not a spectator sport." Shifting to the next edition of *The Windows of Wellsville*, Ms. Rowser reported that she is currently in her sixth year of compiling the book, which will serve as a comprehensive collection of biographies for citizens and families living in Wellsville between 1900 and 1950. The volume is expected to be approximately 738 pages, matching the scale of the original. She presented an index to the council, noting that biographies highlighted in green have been submitted by citizens, while those in black are being researched and written using primary sources and obituaries.

Brenda Leishman detailed the preservation of audio-visual materials and the various public programs hosted throughout the year. She reported that Ron Case has been digitizing a large collection of interviews, musical performances—including local quartets—and recorded appreciation dinners, with a significant amount of material from Wilma Hall still awaiting processing. Ms. Leishman highlighted a notable interview with

former Mayor John Russell Archibald and reflected on the 2017 memorial for the African American settlers who helped establish Wellsville. She highlighted Ronald Coleman's commendation of Wellsville; the scholar noted the community took the lead by initiating such an event of its own accord. Fittingly, several descendants of those being honored took part in the proceedings. Furthermore, Ms. Leishman outlined several successful community engagement initiatives, such as the History Week Cemetery Tour held annually before Founder's Day, which features committee members and descendants sharing the biographies and accomplishments of those buried in the local cemetery. She also noted the History Week Speakers series, which has hosted notable presenters such as Darren Parry, Dr. Craig Jessop, and Michael Stauffer in his portrayal of Mark Twain, and invited the council to suggest future speakers. Additionally, she mentioned the Main Street Business Walking Tour as a successful way to share the city's commercial history. Ms. Leishman addressed the Cemetery Cleanup and Restoration project, noting that the committee received professional training from the state on proper restoration techniques. She praised the strong involvement from local youth groups during the Day of Service, stating that most headstones have now been cleaned of moss and debris, with several being professionally straightened and restored.

Linda Wursten shared her perspective as a member of both the historical committee and the weekly cataloging group, emphasizing that the committee's mission extends beyond preserving the past to actively documenting the city's current history. She highlighted the committee's growing social media presence on Facebook and the Wellsville City pages, where they post updates and photographs of a wide variety of community events. Notable recent milestones recorded by the group include the final day of school at the old Wellsville Elementary, ribbon cuttings for the new city offices, the introduction of new businesses, and recent oaths of office for city leadership. Ms. Wursten further detailed specific significant events the committee has documented, such as the ground scanning and mapping project to locate descendants of pioneer Nathan Bankhead—an effort that garnered regional news coverage. Other recurring traditions recorded by the committee include the biannual perennial exchange, the fire department's 9/11 tribute, and the local participation in Wreaths Across America. She specifically noted the committee's success in salvaging Peggy Bankhead's historic Wolf Cubs banner during the demolition of the old elementary school. Additionally, Ms. Wursten explained that the committee documented the local impacts of the COVID-19 pandemic, including the closure of city offices and playgrounds, as well as community-led events like teacher appreciation parades. She concluded the presentation by urging the council to notify the committee of upcoming events to ensure they are captured for the city's permanent record and provided a list of long-term goals for their review.

Mr. Case concluded the presentation by thanking the current and previous city leadership for their ongoing support, with a special mention of City Manager/Recorder Wells for his weekly assistance with the committee's logistical needs. He reiterated the invitation for the council and the public to attend the annual cemetery tours and guest speaker events during Founder's Day week, noting that these programs highlight a broad spectrum of local history, ranging from modern residents to tragic historical accounts of local missionaries and pioneer families. Mr. Case also extended an invitation for city officials to tour the history room, though he cautioned that the small space remains a primary concern as the physical archive continues to grow. He jokingly considered the possibility of expanding into the mayor's office before concluding his remarks. Mr. Case distributed a detailed handout summarizing the presentation. Mayor pro tempore Carl Leatham thanked the committee members for their dedication and for providing the comprehensive update to the council.

Councilwoman Angie Olsen shared a personal tribute to the committee's work, noting that she has read *The Windows of Wellsville* many times since childhood. She credited the book with helping her family identify and locate seventeen sets of grandparents buried in the city cemetery and commended the committee for ensuring that such vital genealogical information remains available to the community. City Manager/Recorder Wells spoke to the group's dedication, observing that he sees the volunteers arrive every Wednesday morning to continue their work. He described the committee as a "gem" for Wellsville and expressed his appreciation for their commitment and positive presence within the community. Councilman Tom Maughan echoed these sentiments, specifically highlighting the priceless nature of the committee's efforts. He recalled the tireless work of past members, including LaRayne B. Christensen and Aunt Ruth H. Maughan, and expressed a particular gratitude for the committee's focus on honoring veterans, which he cited as essential and to the community's way of life. Mayor pro tempore Carl Leatham concluded the

discussion with a tribute to the committee's work, emphasizing that a community is defined by its history. He expressed deep gratitude for their efforts to preserve local legacies through veteran banners, cemetery tours, and detailed life sketches. Sharing a personal reflection, Mayor pro tempore Carl Leatham described growing up in a neighborhood of unsung heroes, including veterans of World War I and the Pacific and European theaters of World War II. He recounted stories of a neighbor who survived the trenches of World War I, another who fought in the Battles of Midway and the Coral Sea, and a resident who endured thirty-eight days in a foxhole during the Battle of the Bulge. He further reflected on his father's service in Japan and the Philippines, recalling a specific account of a church meeting in Japan where nearly a dozen young men from Wellsville unexpectedly found themselves gathered together while serving overseas. Mayor pro tempore Carl Leatham admitted he lamented not having these stories documented sooner and praised the committee for ensuring such histories are no longer lost to time. He reiterated how vital the committee's research is for the accuracy of the city's records. He expressed a sincere interest in joining the historical committee as a volunteer following his future retirement. Ms. Wursten and Mr. Case welcomed Mayor pro tempore Leatham's interest in joining the committee, noting that they are always looking for more volunteers.

#### Department Reports:

Councilman Tom Maughan-

1) No business or concerns at this time.

Mayor pro tempore Carl Leatham-

1) No business or concerns at this time.

Councilwoman Angie Olsen-

1) Councilwoman Angie Olsen reported on her recent meeting with Kaylene Ames regarding the city's participation in upcoming parades. She shared a proposal to feature local veterans or their families on the city float this year, which would complement the existing veteran banners project.

Councilman Bob Lindley-

1) Councilman Bob Lindley reported that signs have been posted throughout the community for Little League softball and baseball registrations, signaling that preparations for the spring and summer athletic seasons are officially underway.

#### City Manager/Recorder Report:

1) The upcoming application deadline for the Cache County RAPZ & Restaurant Tax Program for the 2026 funding cycle is March 6<sup>th</sup>. Councilman Bob Lindley is currently finalizing the city's applications.

2) The Easter Egg Hunt is scheduled for April 4<sup>th</sup>, organized by the Fire Department.

3) A General Plan Update meeting is scheduled for Thursday, March 26<sup>th</sup>, at 6:00 p.m. at Sam Winward's Shop. The City Council and Planning Commission are encouraged to attend.

4) A City-wide cleanup day is tentatively scheduled for April 25<sup>th</sup>. The city will provide bins for green waste, metal, and general garbage, with a potential location change to 1st South to accommodate more residents.

5) City Manager/Recorder Scott Wells highlighted an achievement in recent negotiations with the Utah Department of Transportation (UDOT). While the city's formal protests against the installation of a Restricted Crossing U-Turn (RCUT) were unsuccessful, City Manager/Recorder Wells announced that Wellsville has been awarded a \$10 million project for a pedestrian underpass at Highway 89/91. He noted that the underpass construction is slated to begin approximately one year after the RCUT installation. Discussions are currently ongoing regarding the exact placement of the underpass, with potential locations near 9th North being considered.

At 7:08 p.m., Councilman Bob Lindley made a motion, seconded by Councilman Tom Maughan, to adjourn the meeting.

YEA 4

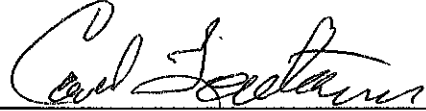
Carl Leatham  
Bob Lindley  
Tom Maughan  
Angie Olsen

NAY 0

ABSTAIN 0

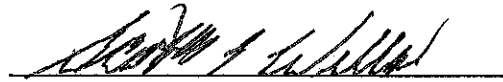
ABSENT 1

Denise Lindsay



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Carl Leatham  
Mayor pro tempore



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Scott E. Wells  
City Manager/Recorder