

MINUTES of the regular **City Council** meeting of Wellsville City held **May 06, 2026**, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Chad B. Lindley; Councilwoman Angie Olsen; Councilmen Carl Leatham and Bob Lindley. City Engineer Chris Breinholt and Deputy Recorder Megan Petersen 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 May 01, 2026. The meeting was called to order at 6:00 p.m. by Mayor Chad B. Lindley.

Councilwoman Denise Lindsay was excused from this meeting. Councilman Tom Maughan arrived at 6:42 p.m.

Others Present:	Kate Bankhead	Lindy Bankhead	Jason Blackham
	Sharla Blackham	Tracy Bodrero	Stella Burnett
	Darwin Call	Jared Erickson	Rees Erickson
	Chad Jensen	Brian Kwant	Crystal Kwant
	Ellie Kwant	Kyler Kwant	Brok Nelson
	Gabriel Powell	McKaila Simms	Linda Wursten

Opening Ceremony: Mayor Chad B. Lindley

The Council reviewed the agenda. Item 6, '*Approval of accounts payable disbursements*,' will be addressed at a subsequent meeting. **Councilman Bob Lindley made a motion, seconded by Councilwoman Angie Olsen to approve the agenda as corrected.**

<u>YEA 3</u>	<u>NAY 0</u>	<u>ABSTAIN 0</u>	<u>ABSENT 2</u>
Carl Leatham			Denise Lindsay
Bob Lindley			Tom Maughan
Angie Olsen			

The Council reviewed the minutes of the April 15, 2026, regular City Council meeting. **Councilwoman Angie Olsen made a motion, seconded by Councilman Bob Lindley, to approve the minutes of the April 15, 2026, regular City Council meeting.**

<u>YEA 3</u>	<u>NAY 0</u>	<u>ABSTAIN 0</u>	<u>ABSENT 2</u>
Carl Leatham			Denise Lindsay
Bob Lindley			Tom Maughan
Angie Olsen			

At 6:05 p.m., Mayor Chad B. Lindley opened the floor for citizen input. The Mayor clarified that this period is reserved for concise comments or questions directed to the Council and is not intended as a forum for public debate.

Darwin Call, a resident at 625 East 200 South (Tax ID #10-015-0033), addressed the Council to voice safety concerns regarding high-speed traffic on the recently paved road fronting his property. Mr. Call reported that vehicles frequently travel at excessive speeds, and his attempts to seek assistance from the Sheriff's Department were initially met with poor communication and a lack of responsiveness. He eventually learned from an official that the stretch of road east of the city limit is legally classified as a 55 mph zone unless otherwise marked. Consequently, law enforcement is unable to issue citations for speeds that fall within the legal limit. Mr. Call requested that Wellsville City install 25 mph speed limit signs within city boundaries and act as a liaison with the county to petition for a 30 mph zone on the adjacent county stretch to effectively slow traffic before it enters the residential neighborhood.

Mayor Lindley and the Council responded by confirming that the standard city speed limit is 25 mph and committed to looking into the installation of signage from the Call residence heading west toward the highway. A discussion ensued regarding the exact jurisdiction of the city limits in that area. City Engineer Chris Breinholt and members of the Council reviewed the boundary lines, noting that while the city cannot legally post signs on county property, there is a need for inter-agency cooperation. Mayor Lindley directed

Councilman Carl Leatham, the law enforcement liaison, to contact the county to explore a joint solution for traffic slowing measures on the county-owned portion of the road.

Additionally, Mr. Call inquired about the regulations surrounding the use of city fire hydrants by construction crews for filling water trucks. He expressed concerns regarding water quality, safety, and whether such usage is properly metered or permitted. Councilman Bob Lindley clarified that the city does sell water to construction entities. The Council noted that they would consult with City Manager Scott Wells to determine if usage is regulated by the truckload to ensure all safety and billing protocols are being followed.

At 6:11 p.m., Councilman Carl Leatham made a motion, seconded by Councilman Bob Lindley to close the public hearing.

YEA 3

Carl Leatham
Bob Lindley
Angie Olsen

NAY 0

ABSTAIN 0

ABSENT 2

Denise Lindsay
Tom Maughan

At 6:12 p.m., the Council proceeded with a public hearing to receive input regarding the Wellsville City Stormwater Program. Mayor Chad B. Lindley introduced Water Superintendent Brock Nelson who addressed the public and the City Council to provide an educational overview of the program's current objectives and regulatory requirements. Water Superintendent Nelson explained that this hearing was prompted by requirements within the city's *Stormwater Pollution Prevention Plan (SWPPP)* and mandates from the *Division of Water Quality*. Under current state criteria, the city is required to hold public involvement sessions twice a year to allow for questions and comments on stormwater policies. Water Superintendent Nelson announced that this evening's meeting served as the first session, with a second scheduled for Labor Day, where an informational booth will be stationed at the city square festivities to provide further resources.

At 6:14 p.m., Councilman Bob Lindley made a motion, seconded by Councilman Carl Leatham, to open the public hearing.

YEA 3

Carl Leatham
Bob Lindley
Angie Olsen

NAY 0

ABSTAIN 0

ABSENT 2

Denise Lindsay
Tom Maughan

The Council engaged in a technical discussion regarding the destination and management of stormwater. Councilwoman Angie Olsen inquired about the eventual path of the water. Water Superintendent Nelson explained a significant shift in state policy: while the state previously required stormwater to be retained on-site to avoid contaminating natural streams, the current priority—driven by the need to replenish the Great Salt Lake—is to navigate stormwater into major bodies of water. For Wellsville, this means directing runoff toward the Little Bear River. Councilman Carl Leatham noted that this represents a total reversal of previous regulations, which strictly forbade stormwater from hitting streams. Water Superintendent Nelson confirmed this, noting that while detention and retention ponds are still useful for slowing flow and filtering pollutants, the state is increasingly pushing for "detention" (allowing water to pass through) rather than "retention" (holding water indefinitely).

The discussion turned to the practicalities of infrastructure. Councilman Leatham raised concerns regarding future annexations and subdivisions, specifically mentioning the Blackham property near 500 North and 200 West (Tax ID #11-078-0001). He questioned if the city would be financially responsible for piping water to the nearest stream bed if the state moves away from the current swale and ditch system. Water Superintendent Nelson acknowledged that piping may become a necessity as regulations evolve, though the *Utah Stormwater Association (USWAC)* continues to provide monthly updates on these shifting requirements. Councilman Leatham clarified for the public that city irrigation ditches are separate entities owned by irrigation companies and cannot be used for stormwater, as doing so would risk flooding.

residential basements. Property owner Sharla Blackham inquired if runoff from her property could be directed into the local canal if the goal was to reach the Little Bear River. City Engineer Chris Breinholt clarified that canal companies are private entities and strictly prohibit the discharge of stormwater into their systems due to risk of contamination.

At 6:21 p.m., Councilman Carl Leatham made a motion, seconded by Councilman Bob Lindley, to close the public hearing.

YEA 3

Carl Leatham
Bob Lindley
Angie Olsen

NAY 0

ABSTAIN 0

ABSENT 2

Denise Lindsay
Tom Maughan

The Council concluded by reflecting on the challenges of adapting to ever-changing state regulations. Mayor Lindley thanked Water Superintendent Nelson for his report and expertise.

Next, Mayor Chad B. Lindley welcomed the 2025/2026 Mountain Crest High School Swim Team, along with Head Coach Brian Kwant and Assistant Coach Jared Erickson, to the meeting for formal recognition of their recent achievements. The Mayor invited the athletes forward to recognize the significant achievement of the boys' team in securing the 4A State Championship, as well as the overall success of the program. Coach Kwant introduced the student-athletes, noting that while the entire team consists of 45 members, the group present represented the diverse talent of the squad, ranging from freshmen to seniors. He highlighted that the girls' team also performed exceptionally well at the state level, with a relay team taking third place and several individuals placing in the top 16. Coach Kwant emphasized the rigorous discipline required for these accomplishments, noting that the athletes practice daily from 5:30 a.m. to 7:30 a.m., traveling from neighboring towns like Mendon and Paradise in the early morning hours.

Assistant Coach Erickson noted that Wellsville is represented by more swimmers than any other town in the district. Several team members and staff introduced themselves, highlighting the strong connection between the swim program and the local community:

- Rees Erickson (Sophomore, Paradise),
- Stella Burnett (Sophomore, Hyrum) and McKaila Simms (Junior, Hyrum).
- Ellie Kwant (Freshman, Wellsville), Kyler Kwant (Senior, Wellsville), and James Bankhead (Senior, Wellsville).
- Gabe Powell (Freshman, Mendon).

Mayor Lindley shared an anecdote regarding legendary jazz performer Louis Armstrong to illustrate the necessity of "practice, practice, practice" in achieving greatness. He compared the team's dedication to the wrestling program at Brighton High School, where the mantra was that winning isn't everything, but through hard work, they "won everything." The Mayor expressed the community's pride in the team, noting that the trophies filling the cases at Mountain Crest High School are a direct reflection of the students' relentless hard work and dedication. Councilman Leatham added a final note of encouragement, recalling a former principal's sentiment that "you can never wear too much orange or cheer too much." The Council and the public concluded the recognition with a round of applause for the swimmers' discipline and sportsmanship.

City Engineer Chris Breinholt presented a comprehensive proposal to the City Council regarding updating road standards and specifications for new developments. He noted that this discussion followed a preliminary meeting with the Planning Commission on April 22nd, where the staff began addressing the need for structural adjustments to the city's Public Works standards. City Engineer Breinholt explained that the primary driver for these changes is potential development in the bench areas. He emphasized that the city's traditional use of landscape swales is ineffective on sloped terrain, as large storm events often cause water to accelerate and wash out deep channels. To remedy this, the staff—including Public Works, the City Planner, and the City Engineer—recommended a shift toward curb and gutter systems for these elevations.

The proposal suggests a departure from the historical 99-foot right-of-way found in the city's core to a more manageable 66-foot right-of-way for new construction. City Engineer Breinholt outlined several benefits of this reduction:

- **Reduced City Liability:** The extra right-of-way in a 99-foot section becomes the city's responsibility to maintain, creating a significant liability.
- **Resource Management:** Large rights-of-way often lead to wasteful use of culinary water for irrigating park strips or result in unkempt areas.
- **Enhanced Infrastructure:** The new standard for bench areas would feature 36-foot wide asphalt (an increase from the current 24 feet) to ensure ample room for parallel parking while maintaining two clear lanes for traffic. It would also include 5-foot sidewalks, which Mr. Breinholt noted are more comfortable for pedestrians than the current 4-foot standard.

City Engineer Breinholt reported that during the April 22nd Planning Commission meeting, members expressed concerns regarding the enforcement of swales. Because residents frequently fill in swales to level their landscaping, the Commission recommended using curb and gutter for all new developments outside the 99-foot core. This would prevent the persistent issue of undersized or sediment-clogged culverts, which Mayor Lindley noted is a recurring problem in existing neighborhoods.

Councilman Tom Maughan arrived at 6:42 p.m.

Following previous questions from the Planning Commission meeting, City Engineer Breinholt addressed the financial implications of the proposed changes for developers. He provided a comparative cost analysis, estimating that while installing curb and gutter adds approximately \$8,000 in infrastructure costs per 100-foot lot, the developer realizes a significant savings in land value. By reducing the required right-of-way from 99 feet to 66 feet, the developer retains land valued at approximately \$18,000, resulting in a net financial benefit of roughly \$10,000 per lot. This trade-off is intended to offset the increased costs of the required storm drain piping and concrete work.

The proposal also defined a Collector Road standard (such as 500 North) which would maintain the 66-foot right-of-way but utilize a smaller park strip to allow for heavy traffic and opposing-side parking. For commercial areas, a 6-foot sidewalk placed against the back of the curb was proposed to facilitate better movement.

Councilman Bob Lindley and Councilman Carl Leatham spoke in favor of the wider asphalt and curb and gutter, noting that it provides a "cleaner" feel and prevents residents from parking trailers or equipment on the lawn. Councilman Leatham also noted that the defined curbing would better restrict storm water to the intended drainage systems. **Councilman Lindley made a motion, seconded by Councilman Carl Leatham, to direct the City Engineer to draft formal standards for new subdivisions featuring 36-foot wide asphalt, curb and gutter, and 5-foot sidewalks. The motion included a request for a map identifying which existing areas would retain the 99-foot right-of-way.**

YEA 4

Carl Leatham
Bob Lindley
Tom Maughan
Angie Olsen

NAY 0

ABSTAIN 0

ABSENT 1

Denise Lindsay

Sheriff Chad Jensen met with the City Council to discuss the ongoing law enforcement contract between Cache County and Wellsville City. Addressing Darwin Call's earlier public concerns regarding speeding, Sheriff Jensen clarified that in unincorporated county areas, the default speed limit is 55 mph unless otherwise marked. He offered his office's assistance in working with the County to lower the speed limit to 40 mph on specific problematic streets and marking them accordingly. He committed to reaching out to County Councilman Nolan Gunnell and the County Road Department to facilitate this change.

Sheriff Jensen presented a detailed statistical overview of the current year's law enforcement activity compared to previous years:

- **Calls for Service:** The city has seen 541 calls in the first nine months of the year, trending toward a year-end total of approximately 650 calls (an increase over last year's 591).
- **Contracted Hours:** While the city currently contracts for 2,089 hours, the Sheriff's Office is on track to provide approximately 2,445 hours by year-end (an increase over last year's 2,253).
- **Proposed Rate Increase:** The Sheriff proposed keeping the contracted hours at 2,089 but suggested a graduated hourly rate increase to reflect actual service costs. The rate, currently at \$56 per hour, would increase to \$60, then \$64, and finally \$68 over the next three years.

The Sheriff discussed the challenges of maintaining a stable workforce. He noted that the hiring landscape in Utah has shifted significantly, with agencies in Ogden, Brigham City, and Tremonton offering substantial raises (up to \$10-\$12 per hour) and signing bonuses of \$10,000-\$15,000. These agencies also permit take-home vehicles to be driven outside their jurisdictions, a practice Sheriff Jensen declined to adopt to protect county resources. He emphasized that the Sheriff's Office currently sits around fifth or sixth in regional wage scales, which has successfully reduced turnover to only two current vacancies. He reiterated his commitment to hiring deputies with "roots in the valley," as they demonstrate greater pride and a vested interest in the community.

Mayor Lindley asked the Council if they had any further inquiries. Councilwoman Angie Olsen questioned the Sheriff regarding the 287(g) agreement signed ten months ago, specifically seeking clarification on the "guardrails" in place to ensure the program remains consistent with community values. Sheriff Jensen explained that he signed the lowest level of the agreement, which applies strictly to individuals already booked into the county jail on state criminal charges. He emphasized that jurisdictional boundaries remain firm; deputies will not ask for immigration status during traffic stops or at a resident's home, as his office is not authorized to enforce federal immigration law. The Sheriff further clarified that the 287(g) agreement primarily serves as a tool for administrative efficiency, allowing his staff to perform the initial background "homework" on individuals who cannot prove citizenship—a reporting process already mandated by existing state law. He reiterated that the program is a public safety measure focused on criminal offenders rather than a community-wide enforcement initiative. Finally, he noted that federal authorities have yet to provide the specific training required by the agreement, meaning the office currently continues to operate under standard state-mandated reporting protocols.

Mayor Lindley thanked the Sheriff for his ongoing efforts to keep the community safe. **Councilman Carl Leatham made a motion, seconded by Councilman Tom Maughan, to examine the proposed contract further once City Manager Scott Wells returns.**

YEA 4

Carl Leatham
Bob Lindley
Tom Maughan
Angie Olsen

NAY 0

ABSTAIN 0

ABSENT 1

Denise Lindsay

Mayor Chad B. Lindley addressed the Council regarding recent turnover within the History Committee. He announced that Yvonne Jessop would be stepping down from her current role and thanked her for her many years of dedicated service to the community. To fill the vacancy, the Mayor recommended that Linda Wursten, who has previously served as an alternate, be appointed as a full committee member. Additionally, Kent Larsen was nominated to serve as the new alternate for the committee. Councilman Bob Lindley spoke in favor of the appointments, noting that Ms. Wursten has been thoroughly involved with the committee and consistently attends meetings. Mayor Lindley added that she is already a fixture in the committee's work. **Councilman Bob Lindley made a motion, seconded by Councilwoman Angie Olsen, to appoint Linda Wursten as a full member of the History Committee and Kent Larsen as the alternate.**

YEA 4

Carl Leatham
Bob Lindley
Tom Maughan
Angie Olsen

NAY 0

ABSTAIN 0

ABSENT 1

Denise Lindsay

Department Reports:

Councilman Tom Maughan-

- 1) No business or concerns at this time.

Councilwoman Angie Olsen-

- 1) Councilwoman Angie Olsen will coordinate with Linda Wursten regarding the flag ceremony and sought to organize a group of veterans and their families to participate on the parade float this summer.
- 2) Councilwoman Olsen also addressed Councilman Tom Maughan regarding the coordination of Founder's Day vendor booths, specifically the management of email inquiries and registration logistics.
- 3) Councilwoman Olsen shared observations from recent data center meetings in Box Elder County, highlighting how "unzoned" land can lead to controversial developments and significant public backlash. She cautioned the Council to remain vigilant regarding Wellsville's master plans and county-level zoning to prevent similar loopholes. Councilman Bob Lindley and Councilman Carl Leatham noted the legal risks of denying applications that follow existing code, emphasizing that rules cannot be changed retroactively once a project is submitted. Recalling a past local controversy regarding a proposed truck stop, Councilman Leatham reinforced the necessity of tightening city codes *before* problematic applications are filed. Mayor Chad B. Lindley suggested that Councilwoman Olsen share her experiences with the Cache County Council to ensure unincorporated areas are properly designated. The discussion concluded with a consensus on the importance of proactive code reviews to protect the city's future interests.

Councilman Bob Lindley-

- 1) Councilman Bob Lindley provided an update on the upcoming Memorial Day ceremony, noting that he expects to present a finalized program at the next meeting. He informed the Council that the scheduled keynote speaker may need to withdraw due to health concerns, and he is currently in the process of securing a replacement.

Mayor Chad B. Lindley-

- 1) Mayor Chad B. Lindley noted that the city's athletic fields are filling up as the warmer weather arrives. He expressed his appreciation for the increased community activity and the vibrant atmosphere throughout the city's parks.
- 2) Linda Wursten provided a reminder for the Veterans Banner Program event scheduled for the upcoming Saturday at 5:00 p.m. at the Stake Center. The evening will feature the official reveal of the banners honoring local veterans, which will be displayed along Main Street throughout the summer season. Mayor Lindley commended the program, describing it as a moving tribute to those who served. He noted that viewing the displays of individuals—many of whom made the ultimate sacrifice for the country—is a deeply emotional experience for the community. The Mayor encouraged public attendance and thanked Ms. Wursten for the reminder and her work on the initiative.
- 3) Mayor Lindley informed the Council that the Bradshaw family is interested in selling approximately four acres of property located north of the city's softball field and tennis courts. The Council discussed the property's potential as an expansion for city parks and soccer fields. Councilman Carl Leatham noted the land's high water table, which makes it ideal for low-irrigation green space. Councilman Bob Lindley requested a financial report on the city's land purchase reserves for the next meeting to determine if an acquisition is feasible. Mayor Lindley asked the Council to consider the proposal for further discussion at a later date.

Councilman Carl Leatham-

- 1) Councilman Carl Leatham initiated a discussion regarding potential fireworks restrictions for the upcoming summer season, noting recent reports that the county is considering specific limitations. He suggested that the city proactively communicate these restrictions through the newsletter to ensure residents are well-informed before the July holidays. Mayor Chad B. Lindley emphasized the importance of early communication, particularly given the current dry conditions. The Council agreed that the information should be featured prominently in the June newsletter to reach residents before the Independence Day holiday, with follow-up reminders included in the July and August editions.

At 7:18 p.m., Councilman Bob Lindley made a motion, seconded by Councilwoman Angie Olsen, to

adjourn the meeting.

YEA 4

Carl Leatham
Bob Lindley
Tom Maughan
Angie Olsen

NAY 0

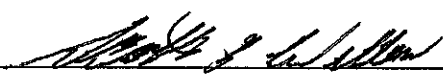
ABSTAIN 0

ABSENT 1

Denise Lindsay



Chad B. Lindley Carl Leatham
Mayor Mayor Pro Tem



Scott E. Wells
City Manager/Recorder