

MINUTES of the regular **City Council** meeting of Wellsville City held **May 20, 2026**, at the Wellsville City Offices at 75 East Main. City officials present were Mayor pro tempore Carl Leatham; Councilwomen Denise Lindsay and 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 May 15, 2026. The meeting was called to order at 6:00 p.m. by Mayor pro tempore Carl Leatham.

Mayor Chad B. Lindley was excused from this meeting.

Others Present:            Lisa Aedo                            Tracy Bodrero                    Karma Leatham  
                                 Kelly Neilson                        Megan Petersen                    Linda Wursten

Opening Ceremony:    Councilman Bob Lindley

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

<u>YEA 5</u>	<u>NAY 0</u>	<u>ABSTAIN 0</u>	<u>ABSENT 0</u>
Carl Leatham			
Bob Lindley			
Denise Lindsay			
Tom Maughan			
Angie Olsen			

The Council reviewed the minutes of May 06, 2026, regular City Council meeting. **Councilwoman Tom Maughan made a motion, seconded by Councilman Bob Lindley, to approve the minutes of the May 06, 2026, regular City Council meeting.**

<u>YEA 4</u>	<u>NAY 0</u>	<u>ABSTAIN 1</u>	<u>ABSENT 0</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. In response to an inquiry from Councilman Bob Lindley regarding a listed roof repair invoice, City Manager/Recorder Scott Wells confirmed that payment was made to Homer Roofing for repairing the flashing around the exterior of the fire department. Councilwoman Denise Lindsay raised a question regarding a \$600 disbursement listed for Jolene Lytle. It was confirmed that this payment was a reimbursement to Ms. Lytle for the city's buy-back of a cemetery plot. The Payment Approval Report was dated 05/12/2026. After review and discussion, **Councilwoman Denise Lindsay made a motion, seconded by Councilwoman Angie Olsen, to approve the city's accounts payable bills for payment, represented by check number 31978 through 32016.**

<u>YEA 5</u>	<u>NAY 0</u>	<u>ABSTAIN 0</u>	<u>ABSENT 0</u>
Carl Leatham			
Bob Lindley			
Denise Lindsay			
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. Councilman Bob Lindley inquired about a \$220 invoice from Brown Monument. City Manager/Recorder Scott Wells clarified that the payment was for a pedestal for the

memorial tree planted in honor of former Mayor Thomas G. Bailey. Councilwoman Denise Lindsay questioned a \$10,000 payment to Olson & Hoggan for monthly prosecuting attorney services. City Manager/Recorder Wells explained that court fees help offset this cost, adding that the amount is relatively low due to a current decrease in citations. Mayor pro tempore Carl Leatham noted that speeding remains a public safety issue and suggested increasing enforcement activity in the canyon. Councilman Lindley inquired about payments to TM Tree Care and Rodeo Arena coordinator Tracee Stevens. City Manager/Recorder Wells clarified that TM Tree Care cleared roadside branches obstructing snowplows, while the payment to Ms. Stevens covered back-pay from last year and her current \$1,500 annual fee for grooming and managing the arena. The Council then discussed rodeo arena usage and revenue. City Manager/Recorder Wells noted that Wellsville operates one of the last open arenas in the valley, though a transition to a rental model may be necessary. Councilman Lindley, Councilwoman Lindsay, and Mayor pro tempore Leatham expressed concern over high non-resident usage and lights remaining on past midnight on weekends, emphasizing that the facility should prioritize local youth and 4-H groups. The Payment Approval Report was dated 05/20/2026. 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 32033 through 32063.**

<u>YEA</u>	<u>5</u>	<u>NAY</u>	<u>0</u>	<u>ABSTAIN</u>	<u>0</u>	<u>ABSENT</u>	<u>0</u>
Carl Leatham							
Bob Lindley							
Denise Lindsay							
Tom Maughan							
Angie Olsen							

At 6:05 p.m., Mayor pro tempore Carl Leatham opened the floor for citizen input. The Mayor pro tempore clarified that this period is reserved for concise comments or questions directed to the Council, and that any presentations should be added to agendas for a future date.

Linda Wursten thanked the city for hanging the veterans' banners, noting how excellent they looked and encouraging everyone to take a good look at them. Mayor pro tempore Leatham expressed his appreciation for the comment and added that the Food Truck Friday held in the park the previous week was also a great success.

Lisa Aedo introduced herself as a planner with the Cache Open Space Advisory Committee (COSAC), noting that she is visiting local municipalities to coordinate meetings. In response to an inquiry from Mayor pro tempore Leatham regarding the services offered to communities, Ms. Aedo explained that COSAC assists landowners who have farmland, open space, or trails and are interested in placing their land into conservation easements. Councilwoman Angie Olsen noted that her family is currently working with the committee on a conservation easement in the Dry Lake area.

At 6:08 p.m., citizen input was closed.

Mayor pro tempore Carl Leatham presented the nomination of Brenda Bilodeau to serve as the Wellsville City Representative on the Hyrum City Library Board. City Manager/Recorder Scott Wells noted that Ms. Bilodeau, a retired schoolteacher residing in the Ranches Subdivision, is enthusiastic about the role, and that the Hyrum Library is prepared to accept the nomination. Councilwoman Denise Lindsay asked if Ms. Bilodeau would know to submit updates for the city newsletter, and City Manager/Recorder Wells confirmed she would be fully briefed upon Council approval. **Councilwoman Denise Lindsay made a motion, seconded by Councilman Tom Maughan, to approve Brenda Bilodeau as the Wellsville City representative on the Hyrum City Library Board.**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Carl Leatham  
Bob Lindley  
Denise Lindsay  
Tom Maughan  
Angie Olsen

Mayor pro tempore Carl Leatham introduced a public statement regarding a proposed property tax increase for the fiscal year 2026–2027 budget, noting that a formal public hearing for community input is scheduled for August 19, 2026, at 6:10 p.m. at the City Chambers. Councilwoman Denise Lindsay read the official *Wellsville-Proposed Property Tax Impact Schedule* (see Attachment #1), in its entirety aloud to the public. The schedule, based on 2025 data, indicates that the city's overall taxable property value sits at \$451,095,308, which currently generates \$361,327 in tax revenue under the certified tax rate of 0.000801. The proposed budget includes a rate increase to 0.000810, representing a rate difference of 0.000009. This adjustment will generate an approximate ad valorem tax revenue increase of \$4,060, bringing the new total estimated taxable revenue to \$365,387, which is a 1.12% increase.

The statement detailed the direct impact on local property owners. For an average residential property with a market value of \$578,741 (taxable value of \$318,308), the annual city property tax would increase by approximately \$2.86, moving from \$254.96 to \$257.83. For an average commercial property with a market and taxable value of \$1,016,791, the annual city property tax would increase by approximately \$9.15, moving from \$814.45 to \$823.60. Councilwoman Lindsay explained that the sole purpose of the additional \$4,060 in revenue is to fund the hiring of a part-time, contracted city planner, and the entire amount will be allocated directly to the Planning and Zoning department budget to support this position.

City Manager/Recorder Wells clarified that reading this public statement is required by state statute, noting that while the primary figures fulfill legal obligations, the specific residential and commercial breakdowns were proactively included for maximum community transparency. Mayor pro tempore Leatham added that maintaining this adjusted tax rate with the county and state ensures Wellsville continues to receive its proper allocation of return funding. No formal action was taken by the Council, as this item was strictly an informational public statement.

Next, City Manager/Recorder Wells presented the 2026/2027 tentative operating and capital budgets for the General Fund, Capital Projects Fund, Water Fund, and Storm Water Fund. He confirmed that all funds are currently balanced, with projected revenues successfully meeting projected expenses. Under general tax revenue, a specific line item allocates \$4,060 for the proposed truth-in-taxation property tax increase. This revenue is mirrored on the expenditure side within the Planning and Zoning budget to completely fund the new part-time contracted city planner position.

City Manager/Recorder Wells outlined the proposed cost-of-living adjustment (COLA) and merit increases for city personnel. Full-time employees are slated for a 2.5% COLA—matching the state-mandated increase for the municipal judge—plus a 2% merit increase. This structure aligns with a new 12-year step schedule requested by Mayor Chad B. Lindley, which mirrors the windows used by the Cache County School District but guarantees annual incremental adjustments rather than multi-year freezes. Part-time employees will receive a 3% increase, keeping with the city's biannual adjustment schedule. In response to inquiries from Mayor pro tempore Carl Leatham regarding retention, City Manager/Recorder Wells noted the total full-time 4.5% compensation increase. While neighboring municipalities in the valley are averaging 5% to 7% increases, the city's combined pay structure and health benefits package have so far deterred poaching from other communities. Furthermore, city health insurance premiums through the PEHP program (Preferred Large Traditional Option 2) increased by 6.4%, with Wellsville City covering 95% of the premium and employees contributing 5%. City Manager/Recorder Wells noted that this single-digit premium increase was the lowest reported in the valley, where most entities faced double-digit hikes. Regarding employee retirement, the city is contributing the required 16.99% into the state retirement system while offering a 2.5% matching contribution for employees who independently invest in their 401(k) accounts.

A quarterly compensation adjustment was proposed for elected officials, marking their first salary increase in 10 years to reflect their growing time commitments. Quarterly salaries for Council members are proposed to increase by \$55, raising compensation from \$445 to \$500 per quarter, alongside a continuing \$75 quarterly travel allowance. The Mayor's compensation is proposed to receive an identical \$55 adjustment, raising it to \$1,105 per quarter, plus a \$75 quarterly travel allowance.

The Council reviewed the \$667,000 General Fund capital projects budget, which covers tennis court reconstructions, sidewalk installations, public works and salt building additions, city office parking lot renovations, the 2026 road project, Wellsville Dam Trail sealing, and a Kubota excavator exchange. In the Stormwater Fund, \$15,000 is earmarked for the Garrett Subdivision's swale repairs and \$12,000 to begin redesigning the public works parking lot drainage system. City Manager/Recorder Wells emphasized that the redesign will isolate and evaporate brackish runoff from the salt storage building using an aeration system, protecting the primary culinary aquifer directly below the site.

The Council reviewed updates on the sewer pond infrastructure, specifically the ongoing cell connection projects. City Manager/Recorder Wells reported that the concrete structure and head gate between cells two and three are being replaced, and a major trunk line upgrade is underway. Additionally, the city is halfway through a critical project at sewer cell four to comply with a recent state audit. Currently, water drains out of cell 3B through the city's ultraviolet (UV) sanitation lights, but cell four lacks the infrastructure to do so. The city has installed a new manhole and exchange system at cell four. The next phase of the project involves installing a pumping system to route cell four's water into the UV filtration line. Councilman Tom Maughan noted that this update will be extremely positive and efficient for the city, and City Manager/Recorder Wells agreed, stating it addresses a need highlighted by the state.

The Fire capital budget includes plans to purchase a wildland brush truck, funded by auctioning excess public works material and older equipment. City Manager/Recorder Scott Wells initiated a discussion regarding systemic, county-wide disruptions caused by major municipalities moving to establish independent fire departments. He noted that while Wellsville's current combined Fire/EMS budget is roughly \$150,000, operating an independent department would require an estimated \$400,000 to \$500,000. Councilwoman Denise Lindsay emphasized that funding an operational jump of this magnitude would necessitate an estimated property tax increase of well over 100% for residents. Alternatively, a proposed county EMS levy would cost Wellsville \$200,000 annually. The Council will evaluate whether a local tax increase or the county levy is more advantageous. Councilwoman Angie Olsen inquired about wildfire liability near the National Forest. City Manager/Recorder Wells confirmed that Wellsville's cooperative agreement with the State protects the city from financial liability as long as the city performs \$5,000 in annual fire mitigation work, which is routinely achieved through local volunteer and staff maintenance hours.

City Manager/Recorder Wells factored a placeholder 7% increase (\$82,000 total) into the tentative budget for law enforcement, though formal paperwork from the Cache County Sheriff's Office is pending. Deputy Recorder Megan Petersen noted from previous meeting minutes that the current hourly rate of \$56 is scheduled to incrementally rise to \$60, \$64, and \$68 over a three-year period, with total coverage increasing to 2,445 hours. Councilwoman Lindsay advised holding final approval until a written contract is executed. Councilman Bob Lindley stated that the contract remains more cost-effective than managing a municipal department, and City Manager/Recorder Wells praised the responsiveness of the deputies, citing a comprehensive 70-page traffic study recently completed for a resident's speeding complaint.

City Manager/Recorder Wells reported a \$100,000 county RAPZ tax grant to help fund the \$200,000 municipal tennis court reconstruction. Councilman Lindley noted that RAPZ expenditure windows have grown increasingly strict. Additionally, the tentative budget conservatively projects revenue from exactly five new residential home connections under its impact fee schedules, meaning any growth beyond that would create a net revenue surplus.

The municipal court is experiencing a \$20,000 operational deficit due to a drop in traffic citations following new Utah Highway Patrol digital paperwork protocols, though volumes are currently rebounding. City Manager/Recorder Wells and Mayor pro tempore Leatham advised against dissolving the court at this time,

noting that under state law it could never be re-established, and suggested contracting services to a neighboring city if long-term funding ever became unsustainable. City Manager/Recorder Wells clarified that under state statute, the judge's salary is tied to state-reviewed ticket volumes and cannot be decreased once established.

In response to Mayor pro tempore Leatham, City Manager/Recorder Wells explained that Class C Road funds are state-allocated quarterly revenues used strictly for road infrastructure and equipment. By saving these restricted funds, the city successfully secured Council of Governments (COG) matching funds for major projects, including the \$1.2 million 400 North project (costing the city only \$300,000) and the \$800,000 realignment of 900 East (costing the city \$400,000). **Councilman Bob Lindley made a motion, seconded by Councilwoman Denise Lindsay, to approve the 2026/2027 tentative budgets for all city operating and capital funds, including the General Fund, Capital Projects Fund, Water Fund, and Storm Water Fund.**

<u>YEA</u>	<u>5</u>	<u>NAY</u>	<u>0</u>	<u>ABSTAIN</u>	<u>0</u>	<u>ABSENT</u>	<u>0</u>
Carl Leatham							
Bob Lindley							
Denise Lindsay							
Tom Maughan							
Angie Olsen							

City Manager/Recorder Wells noted that the review and discussion of the 3rd Quarter Financials for March 2026 would be postponed and placed on the agenda for the subsequent City Council meeting.

Department Reports:

Councilwoman Denise Lindsay-

- 1) Councilwoman Denise Lindsay provided an update on community events, reporting that the recent Food Truck Friday was highly successful and well-attended. She noted that the next food truck event is scheduled for June 19th and commended the coordinator for doing an excellent job securing vendors and talent.
- 2) Turning to upcoming Memorial Day preparations, Councilwoman Lindsay stated that a community text alert will be sent out to encourage residents to volunteer to help place flags on veteran graves this coming Saturday. At the request of Councilman Lindley, she confirmed that the text alert will also include information and details regarding the official Memorial Day program.

Councilman Tom Maughan-

- 1) Councilman Tom Maughan reported that he has been collaborating with Councilwoman Angie Olsen and Councilwoman Denise Lindsay on the registrations for the Founders' Day booths and will continue coordinating those efforts.

Councilwoman Angie Olsen-

- 1) Councilwoman Angie Olsen noted that she is also focusing on preparations for Founders' Day and is scheduled to meet with Chad Wright from Nibley City to gather insights on operational strategies and areas for improvement. Councilwoman Denise Lindsay and Mayor pro tempore Carl Leatham both concurred, emphasizing that Mr. Wright is an excellent resource for the city.

Councilman Bob Lindley-

- 1) Councilman Bob Lindley reported that the youth baseball and softball seasons are fully underway. He reminded the Council that the municipal Memorial Day program will take place on Monday at 10:00 a.m., noting that Paul Riggs is scheduled as the keynote speaker. A musical group, Tavaci, organized by Jacque Rupp will also perform.

Mayor pro tempore Carl Leatham-

- 1) Mayor pro tempore Carl Leatham reported that the Cache County Sheriff is targeting a speed limit reduction to 35 mph on the county portion of 2nd South heading into Mount Sterling to address high speeds along narrow, sharp curves. On the city's portion of the road, City Manager/Recorder Wells confirmed that

new 25 mph signs have been obtained and will be installed starting at the city boundary.

2) The city will follow up with UDOT to finalize long-discussed "No Parking" paint and signage at the Center and Main intersection to resolve recurring traffic hazards.

3) The city has ordered updated signage that explicitly uses state-approved language designating engine brakes as "restricted" rather than "prohibited," which allows for emergency exceptions while enabling law enforcement to ticket trucks. City Manager/Recorder Wells noted that the sign near the elementary school will be moved out to the city boundary, while the Highway 101 sign will remain in place. Councilman Tom Maughan emphasized that his primary concern remains unmuffled trucks.

4) To address heavy vehicle traffic diverted toward Wellsville by Nibley City's 3200 South roundabout, City Manager/Recorder Wells indicated the city's hope that relief may be found in an upcoming state bridge project on Highway 30, scheduled for construction next year. Regarding pedestrian infrastructure, the city's master trails plan incorporates a north-south trail connecting a future south-end pedestrian tunnel back to Main Street, while the state trails coordinator is currently studying a regional trail and pedestrian overpass linking Hyrum and Wellsville.

5) Mayor pro tempore Leatham raised a compliance issue regarding local business T's Trees, which has failed to maintain its mandatory "No Parking" signs along a very busy shoulder of the road on a curve. City Manager/Recorder Wells stated he would contact the owner to enforce the original conditional use agreement.

6) City Planner Marianne Reiner is fine-tuning a new sign proposal with UDOT for a future presentation to the Council.

7) To resolve public safety hazards caused by individuals fishing from the local bridge, City Planner Reiner will draft an ordinance formally prohibiting these activities. This ordinance will grant the Cache County Sheriff's Office full citation authority. Mayor pro tempore Leatham also suggested a 10-foot "No Parking" asphalt stencil at the southwest trail entrance.

8) Mayor pro tempore Leatham brought up potential future growth, annexations, and necessary water infrastructure. City Manager/Recorder Wells presented an overview of several potential residential and commercial developments, including Bridle Path Estates Subdivision (25 homes), the Blackham Annexation (50 acres), the Red Slide South Annexation (55 acres), the Lindley Annexation (11 acres), Summit View Hollow Subdivision (11 homes), and the Sardines Property (70 condos, 70 apartments, and commercial space). City Manager/Recorder Wells clarified that while internal developments cannot be required to dedicate new water rights under the state's 40-year water plan, any properties seeking *annexation* must bring dedicated water or pay a fee in lieu currently at \$4,500 per acre-foot. For example, the Blackham Annexation will provide three acre-feet of water per buildable acre across roughly 42 acres. To fix existing pressure issues and support growth in the northwest corner of town, the city is currently appraising land to acquire an easement for a new culinary water reservoir two-thirds of the way up the mountain.

#### City Manager/Recorder Report:

1) The city is planning a public hearing to establish summer culinary water restrictions, focusing heavily on stabilizing the 900 South area. Councilwoman Denise Lindsay adapted educational door-hanger templates from North Logan to fit Wellsville's guidelines, which will be printed on cardstock for local distribution alongside prominent updates to the city website and newsletter.

2) The new pump house for Well #4 has been fully designed, and attorneys are finalizing construction and utility easements to clear the way for installation this fall.

3) The annual post-Memorial Day cemetery clean-up is scheduled for 8:00 AM on the Tuesday morning following the holiday. City Manager/Recorder Wells clarified that all decorations, lights, shepherd hooks and plants will be discarded to ensure staff can mow and maintain the grounds. Councilman Bob Lindley observed that newer cemeteries are strictly banning any items outside the cement platforms. He advised that residents should utilize built-in holes within concrete gravestone bases for decorations to avoid trimming restrictions, noting that families should proactively plan for room along the cement platform when headstones are being designed. Councilwoman Denise Lindsay noted that most residents cooperate by retrieving their items prior to Tuesday, though some complaints do occur. Signs outlining the policy are clearly posted.

4) The Council reviewed the outcomes of the recent Wellsville Clean-Up Day. To accommodate demand, the city added an extra metal bin, doubled its previous garbage capacity, and increased green waste capacity by a third. The total cost of the event to the city was approximately \$6,000, offset by a \$250 return on

salvaged metal. Council members agreed that resident feedback was overwhelmingly positive. While there is public interest in a fall clean-up event, City Manager/Recorder Wells cautioned that the \$6,000 cost limits how frequently it can be held.

5) The council reviewed the historical context of green waste management, noting that the Logan City Green Waste Facility now charges a \$10 fee per trailer trip, plus an additional \$10 fine for uncovered loads. The council discussed the possibility of sending out postcards to gauge public interest in a dedicated city green waste bin program. Past community votes failed at a \$3 monthly fee but passed previously at a \$1 fee. If restarted, a green waste program would require emptying six bins a week via Waste Management. City Manager/Recorder Wells noted that because Waste Management hauls entire bins rather than grappling loose waste, strict oversight would be needed. Bins would need to be monitored by security cameras to prevent illegal dumping, would require a hard-surface foundation, and could no longer be located at the cemetery. It was noted that very few municipalities in the valley, potentially only Clarkston and Paradise, still offer weekly green waste bins. City Manager/Recorder Wells will compile cost projections for further council discussion.

6) City Manager Wells presented the findings of a week-long traffic speed study conducted at 200 East and 130 North. The daily average speeds recorded were:

- **Monday:** 28.0 mph
- **Tuesday:** 27.0 mph
- **Wednesday:** 28.0 mph
- **Thursday:** 28.2 mph
- **Friday:** 27.5 mph
- **Saturday:** 27.5 mph
- **Sunday:** 27.9 mph

City Manager/Recorder Wells concluded that while individual speeding vehicles do occur, the 62-page report indicates that traffic matches standard expectations for a 25 mph zone, averaging 28 mph. City Manager/Recorder Wells plans to share these findings with the concerned citizen who requested the study and offered to deploy the county's radar trailer to other areas of concern as needed.

**At 7:59 p.m., Councilman Bob Lindley made a motion, seconded by Councilman Tom Maughan, to adjourn the meeting.**

YEA 5

NAY 0

ABSTAIN 0

ABSENT 0

Carl Leatham  
Bob Lindley  
Denise Lindsay  
Tom Maughan  
Angie Olsen



Carl Leatham  
Mayor pro tempore



Scott E. Wells  
City Manager/Recorder

## WELLSVILLE-PROPOSED PROPERTY TAX IMPACT SCHEDULE

APPROXIMATIONS ARE BASED ON 2025 DATA

**SEPARATE AGENDA ITEM:**

The tentative budget includes a proposed tax rate increase that exceeds the certified tax rate

Approximate dollar amount of the ad valorem tax revenue increase	\$	4,060
Approximate percentage increase in ad valorem tax revenue based on tax increase		1.12%

Purpose for the additional ad valorem tax revenue increase:

Enter purpose of tax increase - Wellsville City will be hiring a City Planner on a part time, contracted basis. The \$4060 will be used in the Planning and Zoning budget to help pay for this position.

If Wellsville proceeds with the proposed tax increase, noticing will be provided in accordance with the Open and Public Meeting Act. A public hearing for the purpose of hearing comments regarding the tax increase and explaining the reasons for the proposed tax increase is scheduled for:

DATE: 8/19/2026  
 TIME: 6:10 p.m.  
 LOCATION: 75 East Main, Wellsville

2025 TAXABLE RATE VALUE	451,095,308		
2025 BUDGETED PROPERTY TAX REVENUE	\$ 361,327		
2025 CERTIFIED RATE			0.000801
2026 APPROXIMATE DOLLAR AMOUNT OF TAX REVENUE INCREASE	\$ 4,060		
2026 APPROXIMATE PERCENTAGE INCREASE IN TAX REVENUE		1.12%	
		RATE DIFFERENCE	0.000009
2026 PROPOSED PROPERTY TAX REVENUE TOTAL	\$ 365,387	INCREASED RATE	0.000810

AVERAGE RESIDENTIAL MARKET VALUE		578,741	
AVERAGE RESIDENTIAL TAXABLE VALUE		318,308	
CERTIFIED TAX	\$	254.96	
APPROXIMATE DOLLAR TAX INCREASE	\$	2.86	
APPROXIMATE PERCENTAGE TAX INCREASE		1.12%	
TOTAL TAX	\$	257.83	

AVERAGE COMMERCIAL MARKET VALUE		1,016,791	
AVERAGE COMMERCIAL TAXABLE VALUE		1,016,791	
CERTIFIED TAX	\$	814.45	
APPROXIMATE DOLLAR TAX INCREASE	\$	9.15	
APPROXIMATE PERCENTAGE TAX INCREASE		1.12%	
TOTAL TAX	\$	823.60	

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**FOR EACH DEPARTMENT BUDGET AFFECTED BY THE PROPOSED TAX INCREASE**

Department:		Planning & Zoning	
Budget increase/decrease:	\$	4,060	
Operational impact if tax increase approved:			

Enter operational impact - Wellsville City will be hiring a City Planner on a part time, contracted basis. The \$4060 will be used for the Planning and Zoning budget to help pay for this position.