

MINUTES of the regular **City Council** meeting of Wellsville City held **June 17, 2026**, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Chad B. Lindley; Councilwoman Angie Olsen; Councilmen Carl Leatham, 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 June 15, 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.

Others Present:	Jason Blackham	Sharla Blackham	Tracy Bodrero
	Margaret Bosworth	Carolyn Cooper	Jenny Leishman
	Amanda Nelson	Dale Nelson	Jesse Nelson
	Robyn Nelson	Rosie Nyman	David Olsen
	Megan Petersen	Diane Roundy	Linda Wursten

Opening Ceremony: Councilman Carl Leatham

The Council reviewed the agenda. Item 6, *'Approval of account payable disbursements,'* was removed from the agenda. **Councilwoman Angie Olsen made a motion, seconded by Councilman Tom Maughan, to approve the agenda as corrected.**

<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			

The Council reviewed the minutes of June 03, 2026, regular City Council meeting. **Councilman Carl Leatham made a motion, seconded by Councilman Bob Lindley, to approve the minutes of the June 03, 2026, regular City Council meeting.**

<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			

At 6:08 p.m., Councilman Carl Leatham made a motion, seconded by Councilman Bob Lindley, to open the floor for citizen input. There was no citizen input. At 6:09 p.m., **Councilwoman Angie Olsen made a motion, seconded by Councilman Bob Lindley, to close citizen input.**

<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			

Beginning at 6:09 p.m., the City Council shall receive public input, then consider for possible adoption **Resolution 2026-06**, a resolution opening the City 2025/2026 fiscal year General Fund, Capital Projects Fund, Water Fund, Sewer Fund, and Stormwater Fund, both Operating and Capital budgets previously adopted, to make transfers and adjustments and authorize certain interdepartmental transfers within. City Manager/Recorder Scott Wells presented the resolution. The purpose of opening these budgets is to facilitate necessary transfers and adjustments, as well as to authorize specific interdepartmental transfers within these funds. In the General Fund, Recorder Wells outlined several revenue adjustments, noting increases in B&C Roads funding, the outdoor recreation grant—which includes state funds and city reserves—and transfers from appropriated reserves to balance total revenue. On the expense side,

corresponding balancing adjustments were made to cultural property and buildings, elections, zoning, and stormwater expenses. Additionally, allocations from impact fees were directed into restricted Parks and Recreation as well as Fire/EMS, alongside a transfer from the Cemetery Capital Improvement Fund. Finally, the Water Fund budget was increased and balanced on both the revenue and expense sides, while the Sewer Fund and capital projects remained unchanged.

Councilman Carl Leatham requested clarification regarding the \$3,000,000 added to outdoor recreation and cultural property. City Manager/Recorder Wells confirmed that these matching funds were allocated for the open space property purchase in the canyon surrounding Sherwood Hills. Councilman Tom Maughan and Councilwoman Angie Olsen questioned the \$150,000 spike in the stormwater budget, asking if it represented an ongoing trend. City Manager/Recorder Wells explained that the increase was a one-time surge driven by a recent yearly audit and an engineering study to ensure regulatory compliance. He noted that the audit resulted in 76 findings, giving the city six to twelve months to achieve full compliance. Councilman Leatham added that part of the cost stems from changing and increasingly cumbersome state regulations, specifically reversing previous rules regarding stormwater runoff management into local streams.

At 6:15 p.m., Mayor Lindley called for a motion to open the public hearing for community input on Resolution 2026-06. Councilman Carl Leatham made the motion, which was seconded by Councilwoman Angie Olsen seconded, and passed unanimously.

Tracy Bodrero asked if the budget adjustments would impact the city's scheduled water rate increases over the next few years. City Manager/Recorder Wells clarified that the items discussed primarily impact the General Fund. He explained that the Water Fund is an entirely separate enterprise fund that sustains itself strictly through water utility rates, meaning these adjustments would not affect water rates.

Hearing no further questions from the public, **Mayor Lindley called for a motion to close the public hearing. Councilman Carl Leatham made the motion, which was seconded by Councilman Bob Lindley, and passed unanimously.**

Councilman Bob Lindley made a motion to accept and adopt Resolution 2026-06, a resolution opening the City 2025/2026 fiscal year General Fund, Capital Projects Fund, Water Fund, Sewer Fund, and Stormwater Fund, both Operating and Capital budgets previously adopted, to make transfers and adjustments and authorize certain interdepartmental transfers within. Councilwoman Angie Olsen seconded the motion.

YEA 4

Carl Leatham
Bob Lindley
Tom Maughan
Angie Olsen

NAY 0

ABSTAIN 0

ABSENT 1

Denise Lindsay

Mayor Chad Lindley introduced **Resolution 2026-07**, establishing the salary and salary ranges and benefits for the employees of Wellsville City, covering the budget year July 01, 2026 through June 30, 2027. City Manager/Recorder Scott Wells explained that full-time personnel are on structured pay scales that allow for incremental increases based on years of service and good standing. For the upcoming year, full-time employees and the court clerk will receive a total 4.5% increase, consisting of a 2% merit increase and a 2.5% cost-of-living adjustment (COLA), while part-time employees will receive a 3% raise across the board.

At 6:21 p.m., a public hearing was opened on a motion by Councilwoman Angie Olsen, seconded by Councilman Bob Lindley, and passed unanimously. Hearing no public comments, the hearing was closed on a subsequent motion by Councilwoman Angie Olsen, seconded by Councilman Tom Maughan, and passed unanimously.

Following the public hearing, Councilman Leatham asked if all employees receive annual performance

evaluations. City Manager/Recorder Wells noted that employee evaluations are conducted on an as-needed basis, with issues addressed as they arise. Councilman Lindley also sought clarification on a listed figure, which City Manager/Recorder Wells clarified was the overarching pay scale range for the position rather than the specific annual raise amount. **Councilman Carl Leatham made a motion to accept Resolution 2026-07, establishing the salary and salary ranges and benefits for the employees of Wellsville City, covering the budget year July 01, 2026 through June 30, 2027, which was seconded by Councilwoman Angie Olsen.**

YEA 4

Carl Leatham
Bob Lindley
Tom Maughan
Angie Olsen

NAY 0

ABSTAIN 0

ABSENT 1

Denise Lindsay

Mayor Chad Lindley introduced **Ordinance 2026-07**, an amendment of the Wellsville City Code for the purpose of setting salaries and benefits for the elected and statutory officers for fiscal year July 01, 2026 through June 30, 2027. City Manager/Recorder Scott Wells detailed the adjustments, which include a \$55 increase for the Mayor (a 5% increase) and the City Council (a 12% increase), noting that the council had not received a raise in over ten years. He added that his own salary as city manager would increase by 3.5%—consisting of a 1% merit increase and a 2.5% cost-of-living adjustment—which also reflects the updated pay ranges for both the city recorder and the city treasurer.

At 6:25 p.m., the public hearing was opened on a motion by Councilman Bob Lindley, seconded by Councilwoman Angie Olsen, and approved unanimously. Following no comments from the public, the hearing was closed on a motion by Councilman Carl Leatham, seconded by Councilman Bob Lindley, and approved unanimously.

Councilman Carl Leatham made a motion to adopt Ordinance 2026-07, an amendment of the Wellsville City Code for the purpose of setting salaries and benefits for the elected and statutory officers for fiscal year July 01, 2026 through June 30, 2027. The motion was seconded by Councilman Bob Lindley.

YEA 4

Carl Leatham
Bob Lindley
Tom Maughan
Angie Olsen

NAY 0

ABSTAIN 0

ABSENT 1

Denise Lindsay

Mayor Chad Lindley introduced **Resolution 2026-08** for the *tentative* 2026–2027 operating and capital budgets, covering the General Fund, Capital Projects Fund, Water Fund, Sewer Fund, and Stormwater Fund. City Manager/Recorder Scott Wells clarified that this is an interim budget that will remain tentative until the city determines whether a tax increase is necessary following a scheduled public hearing on August 19. He provided an overview of key operational items within the budget. Salaries across departments (line item 110) reflect the previously approved total increase for full-time staff and a for elected officials. Health insurance rates through PEHP increased by 6.4%, which City Manager/Recorder Wells noted was the lowest increase in the valley, and the city will maintain its URS retirement contribution by matching employee investments up to 2.5%. Regarding public safety, the contract with the Cache County Sheriff's Office increased by 7%, bringing the total law enforcement budget to approximately \$82,000. Additionally, the election budget was set at \$11,000. City Manager/Recorder Wells noted that court expenses currently exceed revenues due to a recent drop in citations, warning that the city must monitor this closely and may consider outsourcing court services in the future. The city's annual audit cost \$27,000, and City Manager/Recorder Wells expressed intent to issue a Request for Proposals (RFP) next year to seek more competitive bids for those services.

In reviewing Capital Projects and Enterprise Funds, City Manager/Recorder Wells highlighted several scheduled capital improvements (line item 740) and utility fund projects. General capital projects include

funding for sidewalks, office parking lot improvements, a salt building addition, and various road maintenance projects such as chip and slurry sealing. Within Parks and Recreation, backed by \$100,000 in RAPZ Tax funds and existing savings, the city signed a \$214,000 contract to replace the tennis courts this fall, featuring a new layout that will accommodate two tennis courts with lines for four pickleball courts. For the Water Fund, key infrastructure projects include the Well #4 pump house, water line installations on 900 South and 900 East, and a mini-excavator replacement. Sewer Fund projects comprise upgrading the trunk line, a land application pump, a parking lot sewer line, and a 10-inch overflow pipe replacement on 200 East; however, City Manager/Recorder Wells explicitly cautioned the council that sewer expenses are outpacing revenues, aligning with recent auditor warnings that a sewer rate increase must be considered soon. Finally, the Stormwater Fund budget accounts for cleaning the swale and installing a new culvert at 1450 South.

Councilmembers Tom Maughan and Angie Olsen questioned a budgeted backflow device at the cemetery. City Manager/Recorder Wells explained that the city aims to eventually transition the cemetery to secondary irrigation water. However, he noted that a recent boring project near Sharps Transportation cost just under \$300,000, and extending lines under the railroad tracks would be exceptionally expensive and logistically difficult due to prolonged administrative delays involving the railroad's management company. The council agreed to research exactly where existing lines terminate on the edge of the tracks before committing significant funding.

At 6:40 p.m., Councilwoman Angie Olsen made a motion to open the public hearing, which was seconded by Councilman Bob Lindley and passed unanimously. Following no comments from the public, Councilman Bob Lindley moved to close the public hearing, seconded by Councilwoman Angie Olsen, and passed unanimously.

Councilman Bob Lindley then made a motion to adopt Resolution 2026-08, accepting the *tentative* 2026–2027 operating and capital budgets, covering the General Fund, Capital Projects Fund, Water Fund, Sewer Fund, and Stormwater Fund. Councilwoman Olsen seconded the motion.

YEA 4

Carl Leatham
Bob Lindley
Tom Maughan
Angie Olsen

NAY 0

ABSTAIN 0

ABSENT 1

Denise Lindsay

Mayor Chad Lindley introduced **Resolution 2026-09**, a resolution proposing to set the fee in lieu of water dedication-transfer to the city upon annexation, development and/or subdividing at \$7,500 per acre foot for the City's fiscal 2026-2027 year. City Manager/Recorder Scott Wells explained that city code requires developers or individuals annexing property into city limits to provide 3 acre-feet of water per buildable acre. He clarified that while Wellsville's 40-year water plan shows adequate water rights for existing city limits—meaning internal subdivisions cannot be required to bring new water—those annexing into the city must contribute water rights to keep the long-term plan strong without placing the financial burden on current residents.

City Manager/Recorder Wells noted that water rights values have rapidly escalated from historical city rates of \$3,000 to \$4,500, now ranging between \$8,000 and \$15,000 per acre-foot regionally. Based on advice from water expert Brent Parker, City Manager/Recorder Wells proposed raising Wellsville's fee to \$7,500 per acre-foot. For regional context, he noted that Hyrum requires 3 acre-feet per buildable acre at \$7,000 per acre-foot, Millville charges \$3,000, and Nibley does not allow a fee in lieu, accepting only actual water rights. Councilman Carl Leatham supported the \$7,500 figure, noting that while it is on the higher end for Cache Valley, it is highly reasonable given downstream conservation strains on the Great Salt Lake and compared to areas like Heber Valley, where fees reach \$50,000 per acre-foot.

At 6:50 p.m., a public hearing was opened on a motion by Councilman Carl Leatham, seconded by Councilwoman Angie Olsen, and approved unanimously.

Tracy Bodrero asked if buildable acreage includes open space. City Manager/Recorder Wells explained that for standard one-acre densities, a 0.86 multiplier is applied to the gross acreage to exclude public rights-of-way and roads, but the open space remains part of the overall calculation.

Diane Roundy inquired regarding how the cash-in-lieu funds are used, City Manager/Recorder Wells explained that the revenue funds critical water infrastructure improvements—such as a planned water tank project—and the opportunistic purchase of external water rights, protecting existing taxpayers from development burdens. Ms. Roundy and the council questioned how the city provides water to developers who choose to pay the fee instead of turning over physical water shares. City Manager/Recorder Wells and Councilman Leatham explained that local irrigation companies have made it nearly impossible to convert agricultural water shares into municipal culinary water rights. Consequently, the city utilizes its own strong underground water reserves to supply the physical water, while the developer pays the cash fee "in lieu" of transferring the paper water right. Councilman Leatham recalled that this system was established over 20 years ago to protect local groundwater basins from being depleted by outside entities purchasing and moving paper water rights across the valley.

Hearing no further public comments, the hearing was closed on a motion by Councilwoman Angie Olsen, seconded by Councilman Carl Leatham, and passed unanimously.

Councilwoman Olsen also pointed out a typographical error in the final paragraph of the draft resolution, which mistakenly listed the 2024–2025 fiscal year. City Manager/Recorder Wells noted the correction to reflect the 2026–2027 fiscal period. **Councilman Bob Lindley made a motion to adopt Resolution 2026-09, setting the fee in lieu of water dedication-transfer to the city upon annexation, development and/or subdividing at \$7,500 per acre foot for the City's fiscal 2026-2027 year and incorporating the corrected fiscal dates. Councilman Tom Maughan seconded the motion.**

YEA 4

Carl Leatham
Bob Lindley
Tom Maughan
Angie Olsen

NAY 0

ABSTAIN 0

ABSENT 1

Denise Lindsay

Mayor Chad Lindley introduced Jesse and Robyn Nelson, representing One Wish Cache Valley, a local nonprofit organization that grants wishes to adults facing life-threatening medical conditions. Ms. Nelson shared background on the charity, noting that over its 12-year history, they have granted 170 wishes. While they initially anticipated serving an older demographic, the vast majority of recipients are young parents in their 20s, 30s, and 40s seeking memorable family trips, such as excursions to Disneyland, before passing away. Seeking to pivot from their traditional side-by-side vehicle fundraisers to more local, family-oriented community events, Mr. Nelson requested city permission to host a charity fishing derby at the Wellsville Reservoir.

Mr. Nelson confirmed that the organization is not seeking financial backing from the city and would supply its own volunteers to handle setup and cleanup, keeping the initial participant cap around 80 people to remain within standard regulatory boundaries. Councilman Bob Lindley and the rest of the council expressed support. Councilman Lindley recommended coordinating early with the Department of Natural Resources (DNR) and the Division of Wildlife Resources (DWR) to request a mid-summer fish stocking. Mayor Lindley directed the organization to coordinate a clear date on the city office calendar and, with unanimous consensus from the council, waived the standard park usage fees for the fundraiser.

During the discussion regarding the reservoir, resident Rosie Nyman raised an operational concern, reporting that the banks are currently heavily obstructed by a 16-to-20-foot perimeter of dense aquatic moss. Ms. Nyman noted that this thick overgrowth makes shore fishing virtually impossible for young children, forcing people to fish from the bridge despite posted 'No Fishing from the Bridge' signs. Council members noted that moss accumulation along the dam is a historical, ongoing problem and does not represent a recent development. The Council reviewed several complicating factors and potential solutions for managing the reservoir's overgrowth, beginning with jurisdictional boundaries. Councilman Carl

Leatham explained that the city does not own the water or the reservoir infrastructure, which is instead owned and operated by the Wellsville Irrigation Company; he noted that the irrigation company is traditionally indifferent to recreational fishing and has previously suggested closing the reservoir to the public entirely rather than accepting maintenance responsibility for the weeds. Regarding mechanical harvesting, Ms. Nyman inquired about renting a specialized weed-harvesting machine used by Garden City for their local ponds. City Manager/Recorder Wells noted that when he investigated the machine a year prior, it was brand new and lacked an established track record, prompting Mayor Lindley to commit to contacting the Garden City mayor before the next meeting to evaluate its effectiveness, rental availability, and total cost. In terms of manual removal efforts, City Manager/Recorder Wells reported that chemical options are restricted, but the city is prototyping a manual extraction method using a heavy-duty potato fork modified with bent tines to act as a drag-hook. He shared that a local volunteer and his son successfully cleared a 10-foot section using a canoe earlier in the week, and he plans to assign summer seasonal staff to scale up this method. However, Councilman Bob Lindley noted that while the modified fork limits the physical load size, the water-logged moss remains exceptionally heavy and difficult to lift into small watercraft. Addressing the seasonal timeline, Councilman Leatham and City Manager/Recorder Wells dismissed the DNR's assumption that the moss dissipates naturally after a month, noting that local water temperatures cause the overgrowth to persist, thrive, and emit odor all summer until the first hard winter freeze. The council concluded the discussion by expressing unanimous support for the scheduled One Wish charity fundraiser.

Mayor Chad Lindley opened a joint discussion regarding a recent personnel transition within the city administration. Over the past several weeks, a hiring committee—consisting of Mayor Lindley, City Manager/Recorder Scott Wells, Councilwoman Angie Olsen, Water Superintendent Brok Nelson, and resident Courtney Gittens—interviewed multiple qualified candidates to fill the upcoming vacancy left by retiring City Treasurer Leesa Cooper. Following the interview process, the committee extended an offer to current Assistant Treasurer Denise Lindsay to serve as the new City Treasurer, with her formal swearing-in scheduled for July 15, 2026. Jennifer Leishman, who recently began her tenure as Assistant Treasurer, will continue in her role alongside Ms. Lindsay following the transition. In conjunction with her acceptance of the City Treasurer position, Mayor Lindley read an official resignation letter submitted by Councilwoman Denise Lindsay. In her letter, Councilwoman Lindsay expressed that it had been an honor and a privilege to serve on the Wellsville City Council for the past seven years. However, to prevent any appearance of a conflict of interest while executing her new municipal duties, she tendered her resignation from the City Council effective immediately. She expressed her gratitude to her fellow councilmembers and citizens for the opportunity to collaborate on navigating the challenges of a growing community, stating that she looks forward to continuing her dedicated service to Wellsville in this new capacity. **Councilwoman Angie Olsen made a motion to accept the resignation of Denise Lindsay from the City Council effective upon appointment, and to approve her formal appointment as Wellsville City Treasurer with her swearing-in on July 15, 2026. The motion was seconded by Councilman Tom Maughan.**

YEA 4

Carl Leatham
Bob Lindley
Tom Maughan
Angie Olsen

NAY 0

ABSTAIN 0

ABSENT 1

Denise Lindsay

Mayor Chad Lindley 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 Angie Olsen 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 Olsen 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 Lindley concluded the item by reminding the public that tonight's presentation was strictly a non-voting informational notification.

Mayor Chad Lindley introduced a petition submitted by Jared Nelson requesting the annexation of 23.75 acres of land located on the west side of Wellsville (Tax ID #11-078-006, 10-018-0001, & 10-018-0002) into the corporate city limits. City Manager/Recorder Scott Wells clarified that this parcel, situated south of the Red Slide Subdivision, represents roughly the lower half of the petitioner's total landholding. He recommended accepting the initial petition so the city could formally begin its vetting process to determine if the development meets all municipal growth criteria.

Councilwoman Angie Olsen and Councilman Bob Lindley discussed the ramifications of the petition, noting that the property would otherwise remain under Cache County jurisdiction. While the county has improved its roadway construction standards, City Manager/Recorder Wells pointed out that county regulations still permit long private drives and spread out, 10-acre density parcels. The council agreed that keeping development within city boundaries prevents future infrastructure headaches, such as substandard private roads eventually seeking public dedication. Mayor Lindley and City Manager/Recorder Wells further emphasized that because the land is directly adjacent to Wellsville, county residents would inevitably utilize the city's roads, parks, emergency medical services, and fire department without contributing proportionally to the municipal tax base. Furthermore, adjacent county developments frequently request to connect to city water and sewer networks. Annexing the property allows the city to use its own stringent development rules to ensure the developer directly funds the necessary capital improvements and expansions to support the neighborhood.

The council verified that the 23.75-acre parcel falls within the city's new master plan under the **Neighborhood Open Space (NOS)** designation. City Manager/Recorder Wells explained that the NOS zone accommodates lot sizes ranging from 9,000 to 15,000 square feet. Councilmembers calculated that after factoring in traditional infrastructure deductions for roadways and public utility rights-of-way, the 23.75 acres would yield roughly 3 to 3.75 lots per acre, resulting in an estimated total yield of 55 to 60 homes. City Manager/Recorder Wells noted that specific code updates are still required to dictate how the variety of lot sizes will be averaged or distributed by developers. The city's current framework mandates a 40% open space requirement. City Manager/Recorder Wells anticipated that the developer would follow the precedent set by the neighboring Red Slide development—clustering homes on the eastern portion where utilities connect along 2nd West, while leaving the steeper western slopes bordering the mountain as open space. The configuration of the open space prompted a broader strategic discussion among the council regarding the true definition and value of these set-asides. Mayor Lindley emphasized the need to prioritize *usable* open space, arguing that requiring a developer to dedicate a 2.5-to-5-acre parcel for a public park pavilion or pickleball courts for the entire community to enjoy makes more sense than strictly enforcing a flat percentage rule that leaves behind an open field. Councilman Lindley and Councilman Leatham agreed, noting that while the clustered dry-farm open space at Red Slide benefits the immediate perimeter homes, it essentially functions as an un-traversable field for the rest of Wellsville.

Councilman Leatham further noted that he considers a flat 40% open space mandate to be an excessive burden on local landowners. The council contrasted this model with the Ranches Subdivision along Highway 89/91, noting that while its highway setbacks and central neighborhood playground successfully preserve a rural aesthetic, those amenities remain strictly private to that specific development's Homeowners Association. City Manager/Recorder Wells suggested that future code amendments should focus on creating municipal incentives for developers to dedicate truly public, active recreational spaces rather than private parks. **Councilman Tom Maughan made a motion to accept the annexation petition**

for the 23.75-acre Jared Nelson property on the west side of Wellsville (Tax IDs 11-078-006, 10-018-0001, & 10-018-0002) and advance it to the formal review process. Councilman Carl Leatham seconded the motion.

YEA 4

Carl Leatham
Bob Lindley
Tom Maughan
Angie Olsen

NAY 0

ABSTAIN 0

ABSENT 1

Denise Lindsay

City Manager/Recorder Scott Wells discussed the fourth quarter financials for April 2026. 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 fourth quarter financials for April 2026.**

YEA 4

Carl Leatham
Bob Lindley
Tom Maughan
Angie Olsen

NAY 0

ABSTAIN 0

ABSENT 1

Denise Lindsay

Department Reports:

Mayor Chad B. Lindley-

- 1) In accordance with the previous meeting's request, Mayor Chad Lindley called for Founders' Day updates from each Councilmember. The council reviewed scheduling, vendor management, and preparations for several key community events held over the holiday weekend.
- 2) Mayor Lindley inquired whether a local coordinator had acquired an adequate supply of ammunition for the annual Sham Battle. City Manager/Recorder Scott Wells confirmed that he personally handles procurement for the event. City Manager/Recorder Wells noted that standard shells are becoming increasingly difficult to source and expensive to purchase. To mitigate supply challenges, the city is financially compensating a local coordinator for his time and materials to manually reload spent casings.
- 3) Mayor Lindley stated that the annual parade is well underway under the direction of the Ellis family.
- 4) The rodeo committee has confirmed their arrangements are fully covered.
- 5) A newly appointed choir director has begun publishing rehearsal times for the community's patriotic program.

Councilman Carl Leatham-

- 1) Councilman Carl Leatham reported that the organizers of the Monday flag ceremony are fully prepared and enthusiastic.
- 2) Councilman Leatham will personally oversee procurement for the traditional Watermelon Bust. After discussing how quickly the fruit was consumed the prior year, the council considered buying a larger quantity. City Manager/Recorder Wells suggested ordering two full bins; if any surplus remains after the public distribution, the city will send a community-wide text notification offering the leftover watermelons for sale at cost.

Councilman Bob Lindley-

- 1) Councilman Bob Lindley reported that the Logan River Golf Course is officially reserved for the city's Saturday morning tournament.
- 2) Councilman Lindley will coordinate with Water Superintendent Brok Nelson to see if his brother wants to organize the softball tournament again.
- 3) The tennis tournament is canceled due to the poor condition of the municipal courts, which are slated to be ripped out.
- 4) Mayor Lindley passed along a list of resident volunteers eager to organize a local pickleball tournament to Councilman Lindley to manage.

Councilwoman Angie Olsen-

- 1) Councilwoman Angie Olsen brought forward a request regarding a unified theme for T-shirts. City Manager/Recorder Wells noted that while the patriotic choir establishes its own program theme, the celebration T-shirts have historically been designed by the parade coordinators. He suggested adopting a patriotic motif to align with the upcoming national 250-year milestone.
- 2) Councilwoman Olsen presented an update regarding the celebration's entertainment layout. The vendor providing the amusement rides requested to expand their footprint. City Manager/Recorder Wells recalled the general cost parameters of the historical contract package. He advised Councilwoman Olsen to carefully evaluate the specific layout package, noting that the vendor's traditional configuration already maximizes the city square's electrical capacity—frequently requiring the rental and deployment of external generators—and space is limited due to vendor booth allocations.
- 3) Councilwoman Olsen reported strong interest from multiple musical bands wanting to perform. She capped the booking for the current fiscal cycle to ensure a streamlined itinerary but noted high interest for future years.
- 4) Vendor booth applications are starting to be returned to the city offices. City Manager/Recorder Wells committed to ensuring the digital form is uploaded to the municipal website by the following Monday to streamline public access.

City Manager/Recorder Report:

- 1) City Manager/Recorder Scott Wells provided an operational update on municipal culinary water resources, noting that the Leatham Springs water flow is currently running between 700,000 and 800,000 gallons per day. This volume is somewhat low for early in the season. The city is already pumping from its municipal wells roughly five times a day, a level of extraction typically not seen until the peak summer heat of July and August. City Manager/Recorder Wells also addressed minor public friction stemming from a conservation notice in the city newsletter, which asked residents to restrict outdoor watering to the hours between 10:00 PM and 6:00 AM. Several senior residents contacted city staff expressing physical hardship regarding managing hoses late at night or early in the morning. Councilman Tom Maughan and City Manager/Recorder Wells clarified that the policy is currently a strong community suggestion rather than a rigid mandate, emphasizing that code enforcement will not be issuing citations for mid-day watering at this stage. The city's primary focus remains on encouraging voluntary reduction and mindful conservation, and City Manager/Recorder Wells noted that his morning inspections show excellent compliance among residents. To lead by example, the city plans to reduce watering across its parks once the local baseball season concludes. To protect community capital investments, the city will maintain watering around mature public trees while allowing non-shaded grass surfaces to transition to a seasonal yellow. Mayor Chad Lindley added that the city will officially request that local LDS Church maintenance personnel reduce their property irrigation by 20%, noting that this figure parallels the city's own planned reduction. The local elementary school is successfully complying with conservation efforts by watering exclusively at dusk.
- 2) City Manager/Recorder Wells updated the council on a compliance issue originating from a previous property rezone granted to Norm Latham. A binding condition of that rezone mandated that the property connect directly to the municipal sewer system by a specific deadline. After consulting with a contractor, the current commercial tenant discovered that the proposed infrastructure connection would involve prohibitive costs. As a result, the landowner has declined to fund the extension project. During the debate on potential solutions, Councilman Tom Maughan noted that the property currently utilizes an old septic tank and concrete drain field on its northeast corner, which was originally installed to wash out commercial trucks. Councilwoman Angie Olsen raised environmental safety concerns regarding potential industrial waste or vehicle oils draining into the gravel, prompting Councilman Carl Leatham and City Manager/Recorder Wells to confirm that an oil separator or containment mechanism are legally required to prevent soil contamination. Councilman Leatham stated that the city should not hold the current tenant responsible for the landowner's long-standing compliance omissions, suggesting instead that the city grant a temporary conditional exception allowing the business to utilize a temporary porta-potty facility on-site. Ultimately, the council reached a preliminary consensus to place a strict covenant on the building: once the current tenant vacates, the commercial facility will be legally restricted and closed to further occupancy until a permanent connection to the public sewer main is successfully installed. City Manager/Recorder Wells will vet this arrangement with legal counsel to ensure the enforcement is contractually sound.
- 3) City Manager/Recorder Wells announced that the Blackhams successfully completed a financial settlement with the city, purchasing 118.06 acre-feet of water rights at a rate of \$4,500 per acre-foot. He

noted that negotiations had been underway for eight months. The developer initially offered a flat \$300,000 lump sum based on an assumption that a municipal 40-year water plan exempted them from physical water dedication. However, because the parcel sits outside the existing city limits, the city informed them that they must strictly adhere to the standard development code, which requires three acre-feet of water per buildable acre. Because they initiated negotiations prior to the council's newly enacted fee increase, they were grandfathered into the historical \$4,500 rate rather than the new \$7,500 fee. Ultimately, the developer chose to pay the fee-in-lieu rather than dedicating physical water rights.

4) City Manager/Recorder Wells informed the council that the trustees of the Higbee property—a 5.34-acre rectangular parcel located at 700 South and 200 East (Tax ID #10-038-0012)—contacted the city indicating their intent to sell. The city holds a legal right of first refusal on the land, giving Wellsville City the option to match any legitimate outside purchase offer to secure ownership. The Higbee family also inquired whether the city would be open to a land swap, trading their 5.34-acre parcel for a 5.49-acre city-owned lot across from the pavilion (Tax ID #10-030-0002). This inquiry prompted a review of the historical Parker Development Agreement. Councilman Carl Leatham explained that the city previously purchased the neighboring land under a restrictive covenant mandating that its use be limited to a municipal public works facility. Utilizing the property for public recreation would violate the terms of the agreement with the Parker family, which was originally established to mitigate potential neighborhood impacts, such as park-related noise. The council expressed unanimous interest in exploring an outright purchase of the 5-acre parcel based on several key planning factors. Councilmen Bob Lindley and Leatham noted that the parcel features strong strategic integration, as it is ideally situated contiguous to existing city-owned acreage that already includes an established public perimeter path. Furthermore, the council agreed that acquiring the property is a logical step for the long-term expansion of the central dam park complex, potentially accommodating a future soccer or softball complex to support growing community needs. Councilman Leatham pointed out that the parcel could otherwise serve as a site for up to 20 high-density homes under private development.

At 8:10 p.m., Councilman Bob Lindley made a motion, seconded by Councilman Tom Maughan, to adjourn the meeting.

YEA 4

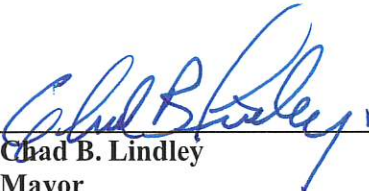
Carl Leatham
Bob Lindley
Tom Maughan
Angie Olsen

NAY 0

ABSTAIN 0

ABSENT 1

Denise Lindsay


Chad B. Lindley
Mayor


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

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.