

MINUTES of the regular **City Council** meeting of Wellsville City held **July 01, 2026**, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Chad B. Lindley; Councilwoman Denise Lindsay; Councilmen Carl Leatham and Bob Lindley. 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 Angie Olsen and Councilman Tom Maughan were excused from this meeting.

Others Present:            Tracy Bodrero                      David Cook                      Megan Petersen  
                                 Linda Wursten

Opening Ceremony:    Mayor Chad B. Lindley

The Council reviewed the agenda. Item 12, '*Scott Wells- Discuss 4<sup>th</sup> Quarter Financials for May 2026*' was removed from the agenda. **Councilwoman Denise Lindsay made a motion, seconded by Councilman Bob Lindley, to approve the agenda as corrected.**

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

Minutes of the June 17, 2026 City Council meeting will be reviewed and considered for approval at the next scheduled meeting.

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 requested clarification on a line item for uniforms, which City Manager/Recorder Wells confirmed was for softball uniforms ordered through *A-1 Uniforms*, noting it is a new vendor this year. Councilman Carl Leatham inquired about a disbursement to *Beazer Lock & Key*, which City Manager/Recorder Wells explained was for lock repairs at the softball field restrooms. Councilman Lindley then asked about the current attorney fees; City Manager/Recorder Wells explained that the fees cover court services as well as ongoing prosecuting attorney services provided through *Olson & Hoggan*. Councilman Leatham asked if the payment to *Rail Pros Field Services, Inc.* represented the final balance owed for the 9th East railroad crossing inspection. City Manager/Recorder Wells confirmed it was. A brief discussion ensued regarding the project's timeline; he noted that despite paying an expedite fee to the railroad in January, *Rail Pros*—the third-party inspection group—delayed the final sign-off and inspection by five to six months, leading to administrative frustration. Mayor Chad B. Lindley requested clarification regarding softball uniform invoices from *A-1 Uniforms* and *Team-Up Athletics*. Councilman Lindley noted that the softball/t-ball director utilizes multiple suppliers. The Payment Approval Report was dated 06/22/2026. After review and discussion, **Councilman Bob Lindley made a motion, seconded by Councilman Carl Leatham, to approve the city's accounts payable bills for payment, represented by check number 32156 through 32192.**

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

Payroll is approved through the budget, therefore, the checks approved in the City Council minutes are not in numerical order from City Council meeting to City Council meeting as the city uses the same checking account for payroll and accounts payable. Councilman Bob Lindley requested clarification regarding a \$2,000 equipment purchase from *Black Cliffs Equipment*. City Manager/Recorder Wells explained it was a specialized, wider cemetery bucket designed for the mini-excavator to increase efficiency. Councilwoman Denise Lindsay and Councilman Bob Lindley raised concerns over multiple invoices for The Logo Shop for

baseball uniforms, totaling approximately \$11,000. Councilman Lindley noted that the current billing appeared excessively high for the participant volume. City Manager/Recorder Wells noted that the line item description was mislabeled and agreed to verify the original receipts. City Manager/Recorder Wells advised that approval could move forward as he and Councilman Lindley would audit and correct any discrepancies. The Payment Approval Report was dated 07/01/2026. After review and discussion, **Councilman Carl Leatham made a motion, seconded by Councilwoman Denise Lindsay, to approve the city's accounts payable bills for payment represented by check number 32202 through 32237, contingent upon verifying The Logo Shop billing.**

**YEA 3**

Carl Leatham  
Bob Lindley  
Denise Lindsay

**NAY 0**

**ABSTAIN 0**

**ABSENT 2**

Tom Maughan  
Angie Olsen

At 6:20 p.m., Mayor Chad Lindley opened the floor for citizen input. There was no citizen input. At 6:21 p.m., **Councilman Carl Leatham made a motion, seconded by Councilman Bob Lindley, to close citizen input.**

**YEA 3**

Carl Leatham  
Bob Lindley  
Denise Lindsay

**NAY 0**

**ABSTAIN 0**

**ABSENT 2**

Tom Maughan  
Angie Olsen

Mayor Chad B. Lindley presented the proposed 2026 fireworks restrictions plan (see Attachment #1), providing context from recent discussions with the Utah League of Cities and Towns. He clarified that while the Governor's executive order grants authority to state forestry officials to implement certain fire restrictions, it does not alter state statute regarding the designated days fireworks are legally permitted (the day before, the day of, and the day after a holiday). He noted that while a total ban or confining discharge exclusively to designated parks was initially considered, city officials and Fire Chief Mason McBride determined that establishing strategic restricted zones was a safer, more manageable solution for Wellsville. This approach prioritizes public safety while avoiding the policing, cleanup, and safety hazards associated with mass public gatherings at the town square or dam. The restrictions will be reevaluated following the July 4th holiday ahead of Pioneer Day on July 24th. The Council discussed enforcement and community responsibility. Mayor Lindley noted that because Wellsville relies on the Cache County Sheriff's Department for law enforcement rather than a dedicated municipal department, strict enforcement of an outright ban would be impractical. Councilman Bob Lindley and Councilwoman Denise Lindsay supported the restricted zone approach, calling it a reasonable compromise that permits holiday celebration without being overly restrictive. Councilman Carl Leatham emphasized the necessity of relying on citizen judgment and self-policing, recalling a past fire on the mountain caused by a bottle rocket as a reminder of the fire danger. Regarding public notification, Councilwoman Lindsay confirmed that information regarding the restricted boundaries had been published on the state, county, and city websites, and a notice was included in the July utility bills. City Manager/Recorder Scott Wells added that physical lawn signs were being produced to clearly mark the perimeters of the restricted areas. Councilwoman Lindsay also suggested encouraging residents to support local fireworks vendors by purchasing items to save for New Year's celebrations. **Councilman Carl Leatham made a motion to adopt the 2026 fireworks restrictions plan as presented. Councilman Bob Lindley seconded the motion.**

**YEA 3**

Carl Leatham  
Bob Lindley  
Denise Lindsay

**NAY 0**

**ABSTAIN 0**

**ABSENT 2**

Tom Maughan  
Angie Olsen

Mayor Lindley opened the discussion regarding the ongoing moss and vegetation issues at the Wellsville Dam, noting that changing weather and wind conditions cause the severity of the moss to fluctuate. The Mayor detailed his research efforts to find a solution, noting that he initially contacted Garden City, Utah, to inquire about a similar vegetation issue there and ask about potentially renting their specialized

weed-harvesting machine, though he was unable to reach the appropriate municipal contact. He then consulted with the Division of Wildlife Resources (DWR) and the Department of Water Rights in Logan, who ultimately referred him to Jake Forsgren at Cache County Vegetation Control. Mr. Forsgren advised against using chemical algaecides due to the risk of killing the reservoir's entire fish population. Mr. Forsgren also cautioned against introducing standard carp, as they are an invasive species that would disrupt the ecosystem by preying on trout and bass. Councilman Carl Leatham and Councilman Bob Lindley clarified that the city had already implemented a biological control method approximately eight years ago by introducing sterile grass carp into the dam. Councilman Leatham noted that these specialized fish are strictly vegetation feeders, have grown to three to four feet in length, and are legally protected due to their high cost. He cautioned that residents are prohibited from catching or snagging them, noting it carries penalties, and acknowledged that an overpopulation of carp could cause the water to become murky due to bottom-feeding habits. Mayor Lindley stated he would follow up with the DWR to evaluate the long-term effectiveness of the grass carp program. In the interim, City Manager/Recorder Scott Wells will direct summer employees to manually remove some of the moss using heavy-duty potato forks modified with bent tines to act as a drag-hook. No formal resolution or action was taken, and the item was received for information.

City Manager/Recorder Scott Wells introduced draft **Code Amendment 2026-08** regarding a proposed ban on smoking in Wellsville City parks, recreational areas, cemeteries, and near mass gatherings. City Manager/Recorder Wells noted that the draft was adapted from a similar code successfully implemented in Hyrum City. While Wellsville does not currently have a severe issue with smoking in these areas, the ordinance is required to legally back the enforcement of "No Smoking" signs that will be installed. Councilman Bob Lindley agreed with the proactive approach, emphasizing the importance of preventing future issues. Councilwoman Denise Lindsay and Councilman Lindley further explained that the initiative is driven by the Bear River Health Department, which secured a grant to fully fund the manufacturing and installation of the required signage. They noted that nearly every community in the valley has already adopted this healthy-community project to discourage smoking in public spaces. Resident David Cook requested that vaping also be included in the ban, noting the obnoxiousness of large vapor clouds. City Manager/Recorder Wells and Councilwoman Lindsay confirmed that the draft ordinance specifically targets all tobacco, smoking, and vaping products to ensure the designated zones remain entirely smoke-free. City Manager/Recorder Wells clarified that the draft was presented for initial feedback and that a formal public hearing will be scheduled for the next meeting cycle to allow for official community input and any final adjustments. **Councilman Bob Lindley moved to continue the discussion on proposed Code Amendment 2026-08, which would ban smoking and vaping in city parks, recreational areas, cemeteries, and near mass gatherings. The motion was seconded by Councilwoman Denise Lindsay.**

**YEA 3**

Carl Leatham  
Bob Lindley  
Denise Lindsay

**NAY 0**

**ABSTAIN 0**

**ABSENT 2**

Tom Maughan  
Angie Olsen

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. Councilman Bob Lindley read the official *Wellsville-Proposed Property Tax Impact Schedule* (see Attachment #2), 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. Councilman Lindley 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.

#### Department Reports:

##### Councilwoman Denise Lindsay-

1) Councilwoman Denise Lindsay initiated a discussion regarding potential city savings from the unusually light winter, noting that a resident had recently inquired about the financial impact of reduced snow plowing and salting operations. She mentioned that the inquiry was likely prompted by a recent Utah Department of Transportation (UDOT) announcement detailing millions of dollars in statewide winter maintenance savings. City Manager/Recorder Wells and Councilman Bob Lindley clarified that while employee wages remain constant because staff are maintained full-time regardless of weather, the city does realize savings on variable costs such as fuel, vehicle wear, and salt. Typically, the city spends between \$10,000 and \$15,000 annually on salt alone. City Manager/Recorder Wells estimated that the city realistically saved between \$30,000 and \$40,000 this season due to the light winter. The discussion then turned to salt procurement contracts. Councilman Carl Leatham inquired about current salt inventory and contractual obligations. City Manager/Recorder Wells explained that the city is contractually obligated to purchase a minimum amount of white salt annually. However, because the city only required plowing twice this winter, the public works salt bay remains entirely full from pre-season preparations, and no additional loads could be accepted. He indicated that administration needs to legally review the city's contractual obligations regarding the enforcement of those minimum purchase requirements given the lack of storage capacity.

2) Councilwoman Denise Lindsay initiated a discussion regarding upcoming Founders Day planning, confirming that the city is moving forward with the traditional fireworks show scheduled for September. She noted that she had already accepted a \$100 community donation dedicated to the fireworks display. The council briefly debated the merits of alternative entertainment, such as a drone show, following a recent drone display at Nibley Heritage Days. Mayor Chad Lindley and Councilman Bob Lindley shared feedback indicating that while drone shows are visually interesting, they lack the exciting sensory impact of traditional fireworks and are significantly more expensive. The Mayor emphasized that Wellsville's specific fireworks launch location is highly consolidated, providing a safer environment that the local fire department is well-equipped to manage. City Manager/Recorder Wells and Mayor Lindley noted that neighboring municipalities—including Hyrum, Mendon, and Lewiston—are all proceeding with their professional community firework displays. City Manager/Recorder Wells reported that he advised Fire Chief Mason McBride for Wellsville City to assist and support Hyrum and Mendon during their upcoming events. In return, Wellsville will request mutual aid from those neighboring departments to ensure maximum firefighter coverage for Wellsville's Founders Day show in September. Mayor Lindley concluded by clarifying that professional municipal fireworks displays are exempt from current executive restrictions on fireworks.

##### Councilman Bob Lindley-

1) Councilman Bob Lindley reported that the baseball and softball seasons have successfully concluded.

##### Councilman Carl Leatham-

1) Councilman Carl Leatham requested a status update regarding the city's **General Plan**. City Manager/Recorder Scott Wells reported that the draft plan is prepared for presentation to the Planning Commission, after which it will be brought before the City Council for final review, adjustments, and ultimate approval. Councilman Leatham emphasized the need for the council and the Planning Commission to thoroughly address open space requirements before enacting any formal code updates. He stressed that the city must clearly define its own goals rather than allowing external planners to dictate terms. To facilitate this, the council agreed that a joint workshop between the City Council and the Planning Commission would be the best immediate step to align on a unified vision. A major focus of the discussion centered on balancing open space preservation with the protection of individual private property rights. Councilman Bob Lindley and Councilman Leatham expressed strong concerns regarding overly restrictive

zoning mandates, such as the current 150-foot highway setback, which risk penalizing landowners by heavily reducing the usable or developable portions of private acreage. To illustrate these concerns, Councilman Leatham noted a recent county meeting regarding a proposed storage unit development on unincorporated land north of town, situated near the Caine Dairy and the Utah State University (USU) Animal Research Farm. He mentioned that concerns had been raised regarding how the development might affect the surrounding agricultural aesthetic. Councilman Leatham and Mayor Chad Lindley discussed the complex balance between preserving community views and protecting private property rights, particularly when the requests for preservation come from tax-exempt entities. They suggested that public or institutional preservation goals are often more equitably achieved through direct land acquisition rather than by placing restrictions on private landowners. Mayor Lindley drew a comparison to Wheeler Farm in Salt Lake County, noting that it successfully maintains its historic, educational operations and distinct atmosphere even as commercial growth has developed around it. The council agreed that future open space rules should favor practical, "usable" community assets—such as trails, parks, basketball courts, or pickleball courts—rather than empty plots of land. City Manager/Recorder Wells noted that to pay for these amenities without infringing on property rights, the city could implement density bonuses, offering developers slightly smaller lot sizes or additional building lots in exchange for constructing public infrastructure like trails. Additionally, Mayor Lindley and City Manager/Recorder Wells discussed the necessity of reviewing and potentially increasing city impact fees and the recreation budget. Raising these fees on new developments would ensure the city has the long-term revenue required to maintain newly acquired public parks and pavilions without straining existing municipal resources. City Manager/Recorder Wells concluded by noting that while the **General Plan** sets the overarching zoning vision, the city will subsequently need to refine specific zoning codes, taking into account differing geographical realities such as the high water tables in the valley versus the dry farm terrain of the foothills.

**City Manager/Recorder Report:**

- 1) City Manager/Recorder Scott Wells provided an update on the recent municipal surplus auction. The city successfully sold a dump truck and three older brush trucks, with the brush trucks netting approximately \$10,000 each. He noted that these vehicles were purchased 17 to 20 years ago for roughly half that amount, representing an excellent return on investment after decades of reliable service. The two red brush trucks were purchased by a buyer out of California and will be retrieved shortly. In response to an inquiry from Mayor Chad Lindley regarding current fleet capacity, City Manager/Recorder Wells clarified that the fire department still retains two functioning brush trucks. Downsizing from the original fleet of five vehicles has successfully freed up valuable space inside the fire station. Moving forward, the fire department intends to utilize the auction proceeds to build and integrate one new brush truck into next year's budget, with the potential to phase out one additional older vehicle once the new truck is in service.
- 2) City Manager/Recorder Scott Wells provided an update on the impending reconstruction of the city tennis courts. The city is currently finalizing plans with a contractor to demolish the existing courts and rebuild the structural sub-base, with the goal of pouring new concrete by August. Councilman Carl Leatham inquired about the possibility of repurposing the existing chain-link fencing surrounding the courts. Councilman Bob Lindley and City Manager/Recorder Wells advised against it, noting that the labor costs required to carefully dismantle, preserve, and reinstall old chain-link fencing generally equal the cost of purchasing new material, and the old fencing would likely become damaged during the removal process. City Manager/Recorder Wells added that staff will evaluate the condition of the existing practice backstops to determine if they are worth salvaging. If they are in reusable condition, they will be stored in the city shed for future use; otherwise, they will be removed with the rest of the old structure.
- 3) City Manager/Recorder Scott Wells reported on the upcoming 2026 road construction project. The project scope spans along 200 East from 400 North or 500 North, continuing around the bend by the cemetery, and extending up to 600 North. Demolition is scheduled to begin within the next two weeks, at which time crews will remove the existing asphalt. The project will involve rebuilding the roadbeds and completing storm water infrastructure improvements, including the replacement of several culverts. City Manager/Recorder Wells noted that Staker Parson holds the contract for the asphalt paving.
- 4) City Manager/Recorder Scott Wells provided a status update on the Well #4 project, focusing on the pump house and associated water line infrastructure. He explained that progress is currently dependent on securing necessary property easements. Specifically, the locations where the water line travels to the water tank involves nine separate property owners, and staff are actively working to obtain signatures from all parties involved. While the structural plans for the pump house building are finalized and ready to be put

out for bid, the city cannot formally open the bidding process until all property easements for the water line route are legally secured and the definitive connection point is established.

**At 7:12 p.m., Councilman Bob Lindley made a motion, seconded by Councilwoman Denise Lindsay, to adjourn the meeting.**

**YEA 3**

Carl Leatham

Bob Lindley

Denise Lindsay

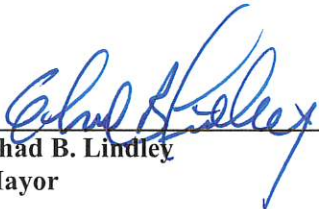
**NAY 0**

**ABSTAIN 0**

**ABSENT 2**

Tom Maughan

Angie Olsen

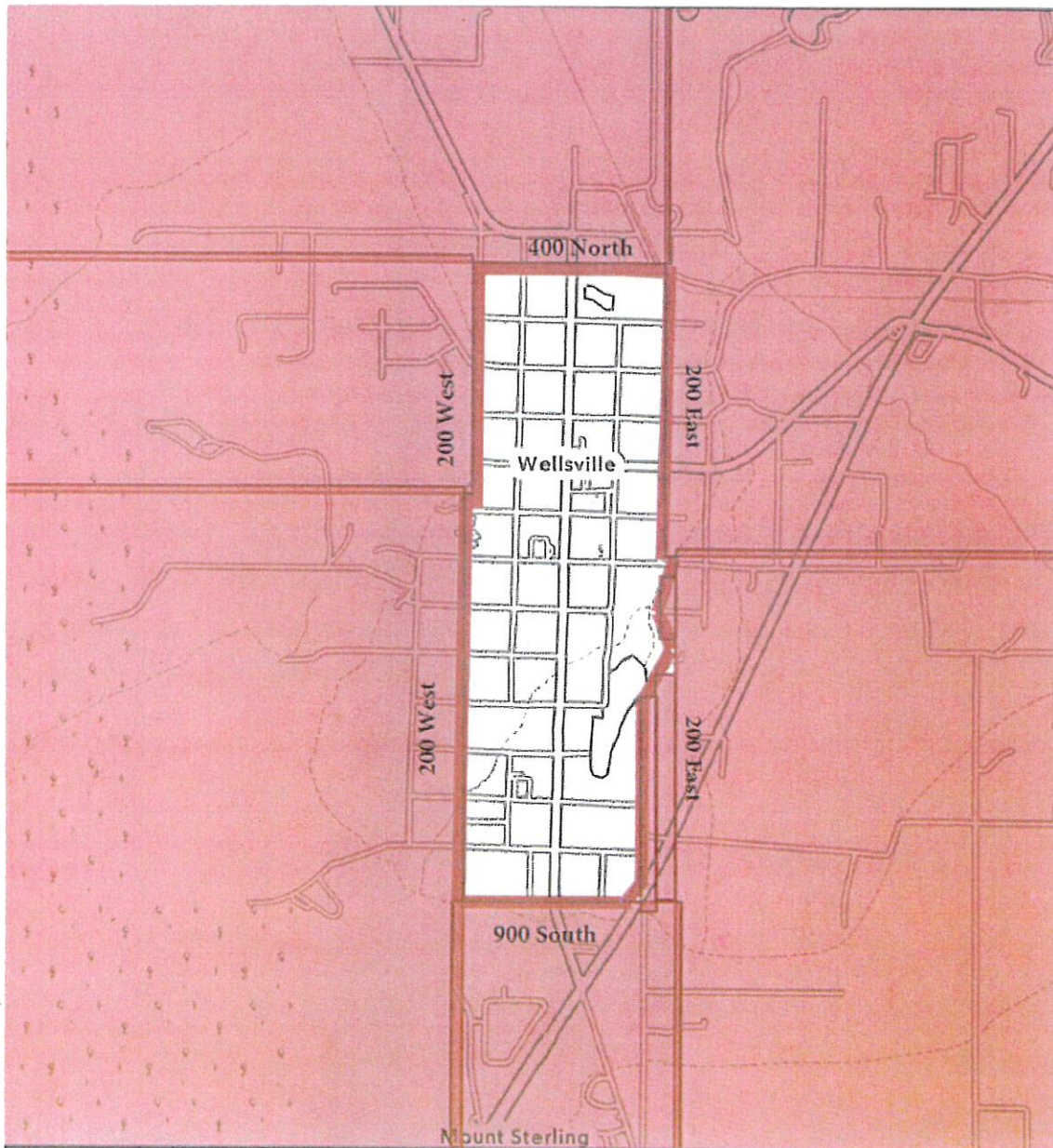
  
\_\_\_\_\_  
Chad B. Lindley  
Mayor

  
\_\_\_\_\_  
Scott E. Wells  
City Manager/Recorder



# FIREWORK RESTRICTION MAP

## Wellsville City 2026 Firework Restrictions



**Red Highlighted Area's Restricted from  
All Aerial Fireworks**



# WELLSVILLE-PROPOSED PROPERTY TAX IMPACT SCHEDULE

ATTACHMENT # 2

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.**