

MINUTES of the regular **City Council** meeting of Wellsville City held **July 15, 2026**, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Chad B. Lindley; Councilwomen Angie Olsen and Denise Lindsay; Councilmen Carl Leatham, Bob Lindley and Tom Maughan. City Treasurer Leesa Cooper and City Manager/Recorder Scott E. Wells were also present. A copy of the Notice and Agenda was mailed to the Mayor and Council members and emailed and faxed to the Herald Journal on July 10, 2026. The meeting was called to order at 6:00 p.m. by Mayor Chad B. Lindley.

Others Present:	Tracy Bodrero	Janice Darley	Yvonne Jessop
	Jennifer Leishman	Russell Nielsen	David Olsen
	Megan Petersen	Linda Wursten	

Opening Ceremony: Councilman Tom Maughan

The Council reviewed the agenda. **Councilwoman Angie Olsen made a motion, seconded by Councilman Tom Maughan, to approve the agenda as corrected.**

<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 the June 17, 2026, regular City Council meeting. **Councilwoman Angie Olsen made a motion, seconded by Councilman Bob Lindley, to approve the minutes of the June 17, 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			

The Council reviewed the minutes of the July 01, 2026, regular City Council meeting. **Councilwoman Denise Lindsay made a motion, seconded by Councilman Carl Leatham, to approve the minutes of the July 01, 2026, regular City Council meeting.**

<u>YEA 3</u>	<u>NAY 0</u>	<u>ABSTAIN 2</u>	<u>ABSENT 0</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. City Manager/Recorder Scott Wells addressed several line items on the payment approval report. He clarified that the *Cache County Corporation* payment covers half of the law enforcement contract, while the disbursement to *Century Equipment Co.* represents the municipal equipment exchange program. Regarding department software, City Manager/Recorder Wells explained that *Lexipol LLC* provides ongoing training and code updates for the fire department, eventually replacing *Target Solutions* once proper cancellation notice is fulfilled. He noted additional billings from *Rail Pros Field Services, Inc.* for railroad-related services and explained that a payment to *Traffic Services, Inc.* covered required highway signage during a recent water line repair. In response to Councilman Tom Maughan's question regarding water meter expenses, City Manager/Recorder Wells reported that the city purchased 50 replacement meters and anticipates further meter replacements to ensure accurate utility readings and revenue collection. Lastly, Mayor Lindley followed up on a previously questioned invoice from *The Logo Shop*, which City Manager/Recorder Wells confirmed was a resolved duplicate billing.

The Payment Approval Report was dated 07/15/2026. After review and discussion, **Councilwoman Denise Lindsay made a motion, seconded by Councilman Bob Lindley, to approve the city's accounts payable bills for payment, represented by check number 32267 through 32303.**

<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 6:12 p.m., **Councilman Tom Maughan moved to open the floor for citizen input. The motion was seconded by Councilwoman Denise Lindsay and passed unanimously.** There was no citizen input. At 6:13 p.m., **Councilman Carl Leatham made a motion, seconded by Tom Maughan, to close citizen input.**

<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			

Mayor Chad Lindley introduced Agenda Items #8 and #9, addressing the resignation of Councilwoman Denise Lindsay and her subsequent appointment as Wellsville City Treasurer. Mayor Lindley expressed the City's deep gratitude to retiring City Treasurer Leesa Cooper for her 36 years of dedicated service, and emphasized that her contributions far exceeded standard office duties through countless hours donated to the city. Members of the City Council shared personal tributes. Councilwoman Angie Olsen expressed personal gratitude to City Treasurer Cooper for her compassionate care and assistance as Cemetery Registrar, noting the comfort she has extended to her own family and numerous others during times of cemetery service needs. Councilman Tom Maughan expressed appreciation for working alongside Ms. Cooper for 28 years, describing her as a vital support and the "glue" holding city operations together. Councilman Bob Lindley noted that everyone who ever worked with her loved her approach and dedication. Councilman Carl Leatham commended her high standard of professionalism, recalling a moment years prior when he personally complimented her mother, Coralie Maughan, on raising such an outstanding and professional daughter.

Mayor Lindley reported that following an extensive interview process conducted by a selection committee—comprising himself, City Manager/Recorder Scott Wells, Councilwoman Angie Olsen, Water Superintendent Brok Nelson, and citizen Courtney Gittens—Denise Lindsay was selected as Treasurer due to her strong accounting capabilities, background, and performance as Assistant Treasurer. He added that Jenny Leishman was appointed to fill the Assistant Treasurer vacancy following an excellent interview and a review of her professional qualifications. **Councilwoman Angie Olsen moved to accept the resignation of Denise Lindsay from the City Council and appoint her as Wellsville City Treasurer. The motion was seconded by Councilman Bob Lindley.**

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

Upon stepping down from her position on the City Council, Denise Lindsay was administered the Oath of Office as Wellsville City Treasurer, solemnly swearing to support, obey, and defend the Constitutions of the United States and the State of Utah. City Treasurer Denise Lindsay expressed her gratitude to the governing body, noting it was a pleasure to serve the community alongside them. In response, Mayor Lindley thanked

her and took a moment to recognize the entire municipal staff. He shared that since joining the city administration, he has been continuously impressed by the professional standard maintained in the city office every day and routinely receives public compliments regarding their exceptional service.

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.

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 Carl Leatham, to approve the fourth quarter financials for April 2026.**

YEA 4

NAY 0

ABSTAIN 0

ABSENT 0

Carl Leatham
Bob Lindley
Tom Maughan
Angie Olsen

Department Reports:

Councilman Tom Maughan-

1) Councilman Tom Maughan reported that he and Councilwoman Angie Olsen met the previous evening with former council members Kaylene Ames and Austin Wood to coordinate plans for the Founders' Day booths. He noted that preparations are moving forward.

Councilwoman Angie Olsen-

1) Councilwoman Angie Olsen provided a status update on Founders' Day preparations. She stressed the importance of finalizing the event flyer for the city newsletter so that City Treasurer Denise Lindsay and Assistant Treasurer Jenny Leishman can distribute it in upcoming citizen mailings ahead of the July 31 target date.

2) Addressing specific event inquiries, Councilwoman Olsen noted she advised a resident that a tennis tournament could not be held as the tennis courts are currently being rebuilt and likely will not be completed in time.

3) City Manager/Recorder Wells confirmed that the high school wrestling team will proceed with managing the community breakfast. Lastly,

4) Councilwoman Olsen reported a strong influx of vendor booth applications and noted she will meet with Mayor Chad Lindley and City Manager/Recorder Scott Wells to finalize bounce house details.

5) Councilwoman Olsen requested clarification regarding the planned Founders' Day fireworks and movie event at the dam. City Treasurer Denise Lindsay shared research on potential drone show alternatives following recent fire safety concerns, noting that drone shows are cost-prohibitive—costing nearly three times as much as fireworks—and lack the traditional appeal. City Manager/Recorder Scott Wells advised proceeding with professional fireworks while enlisting support from surrounding fire departments to ensure safety. City Treasurer Lindsay agreed to continue leading the fundraising efforts and will send out donation request letters to secure event funding.

Mayor Chad B. Lindley-

1) Mayor Chad B. Lindley and the Council reviewed selection procedures for upcoming event honors. Mayor Lindley clarified that the Citizen of the Year is selected by a committee composed of the Mayor and former city mayors, while the Queen of 1856 is chosen independently by the local Daughters of Utah Pioneers (DUP) camp. The decision regarding the Grand Marshal nomination was tabled until the August 5th meeting. Former parade committee member Leesa Cooper noted that the new parade committee has been provided with a compiled list of candidates to coordinate the Sweetheart Couple selection. Mayor Lindley agreed to follow up with event organizers on their progress. The Council also reviewed potential honorees for the city's Oldest Citizen parade recognition.

2) Mayor Lindley requested an overview of the procedure to fill the Council vacancy resulting from Denise Lindsay's appointment as City Treasurer. City Manager/Recorder Wells explained that application questionnaires will be published on the city website. The Council will interview candidates individually during a public meeting and select the appointee via secret ballot, with tie-breaking rules applied as necessary. City Manager/Recorder Wells confirmed that the appointment will cover the remainder of the current term, through the end of next year. Mayor Lindley encouraged Council members and citizens to reach out to potential candidates and urge them to apply for public service.

Councilman Carl Leatham-

1) Councilman Carl Leatham inquired about the status of updating the city's sign ordinance. City Manager/Recorder Scott Wells confirmed that the draft incorporating the Council's specific feedback is nearly complete and will be presented by the city planner at the August 5th Council meeting. Councilman Leatham recommended reviewing the draft at that time before scheduling it for Planning Commission consideration the following week.

Councilman Bob Lindley-

1) Councilman Bob Lindley reported that the Logan River Golf Course is officially reserved for the city's Saturday morning golf tournament.

2) Councilman Lindley will coordinate with Water Superintendent to inquire if his brother wants to organize the softball tournament.

City Manager/Recorder Report:

1) City Manager/Recorder Scott Wells updated the Council on active capital projects, noting that road reconstruction near the cemetery and the removal of the city tennis courts are underway, with paving for both slated for mid-August. Addressing court design, City Manager/Recorder Wells recommended a compromise to accommodate both sports: painting soft-shaded pickleball lines on one tennis court (providing two additional pickleball courts) while leaving the second tennis court unmarked. City Manager/Recorder Wells also addressed lighting and noise concerns regarding the pickleball courts. New LED fixtures will be installed to direct light downward to avoid spillover into neighboring properties. In response to recent resident complaints regarding late-night noise and foul language, the Council evaluated setting formal facility operating hours. The Council agreed that setting an 11:00 p.m. cutoff for court lighting and activities balances community recreation during hot summer months while protecting neighboring residents' quiet hours, with exceptions permitted for sanctioned holiday events and tournaments.

At 6:55 p.m., Councilman Bob Lindley made a motion, seconded by Councilman Tom Maughan, to adjourn the meeting.

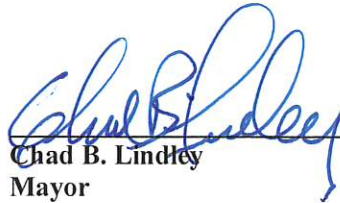
YEA 4

NAY 0

ABSTAIN 0

ABSENT 0

Carl Leatham
Bob Lindley
Tom Maughan
Angie Olsen


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

INCREASED RATE 0.000810

2026 PROPOSED PROPERTY TAX REVENUE TOTAL \$ 365,387

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.