

MINUTES of the special **City Council** meeting of Wellsville City held **August 19, 2026**, at the Wellsville City Offices at 75 East Main. This special meeting was held to conduct **Truth in Taxation** requirements as mandated by the State of Utah. City officials present were Mayor Chad B. Lindley; Councilwoman Angie Olsen; 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 August 14, 2026. The meeting was called to order at 6:00 p.m. by Mayor Chad B. Lindley.

Councilwoman Jami Van Huss & Councilman Tom Maughan were excused from this meeting.

Others Present:	Tracy Bodrero	Monica Gowens	Peg Leatham
	Kelly Neilson	Megan Petersen	Linda Wursten

Opening Ceremony: Mayor Chad B. Lindley

The Council reviewed the amended agenda. Items 8 ("*Department Reports*") and 9 ("*City Manager/Recorder's Report*") were removed to comply with state regulations governing special Truth in Taxation public hearings. **Councilman Carl Leatham made a motion, seconded by Councilwoman Angie Olsen, to approve the agenda as amended.**

YEA 3
Carl Leatham
Bob Lindley
Angie Olsen

NAY 0

ABSTAIN 0

ABSENT 2
Tom Maughan
Jami Van Huss

Mayor Chad Lindley introduced Agenda Item #5 and called upon City Manager/Recorder Scott Wells to discuss Wellsville City's need for additional revenue. City Manager/Recorder Wells presented the tax impact statement, explaining that maintaining the property tax certified rate at 0.000810 would generate an estimated \$4,060 in revenue. This revenue is designated to help fund a part-time city planner position, as reflected in the tentative budget under Revenue Account 10-31-11000 and Expense Account 10-4180-413.

City Manager/Recorder Wells outlined the history and rising costs of city planning services, noting that former City Planner Jay Nielson served the city for roughly 30 years at the same flat rate. In 2021, Former City Planner Nielson began billing for hours worked beyond his monthly stipend as his workload increased significantly with complex development reviews, including the Bridle Path and Sardines projects, leading to steadily accelerating planning expenditures through 2025. Following Former City Planner Nielson's departure eight months into 2025, the city contracted with Forsgren Engineering to handle ongoing planning needs.

City Manager/Recorder Wells explained that while developer-specific reviews can be charged back to applicants, general municipal code maintenance and updates must be absorbed by the city. Retaining Forsgren Engineering allowed time for Mayor Lindley to transition into office, but the city now plans to issue a Request for Proposals (RFP) in the coming months to select a long-term planning solution.

Regarding the tax rate, City Manager/Recorder Wells clarified that the city intended to hold its tax rate at 0.000810 last year; however, due to a procedural noticing technicality, the rate defaulted to 0.000801. The current action adjusts the rate back to 0.000810 to cover escalating administrative expenses. Following his presentation, Wells requested a volunteer to read the *Tax Impact Schedule* into the record.

Councilwoman Angie Olsen read the official *Wellsville-Proposed Property Tax Impact Schedule* (see Attachment #1), into the record using 2025 baseline data. The data established a 2025 taxable value of \$451,095,000, budgeted property tax revenue of \$361,327, and a certified tax rate of 0.000801. For 2026, the proposed tax rate of 0.000810 represents a rate increase of 0.000009, generating an estimated \$4,060 in additional ad valorem tax revenue—a 1.12% increase. Councilwoman Olsen explained that these funds will be allocated to the planning and zoning budget to help pay for a part-time contracted city planner. She confirmed that notice was given in accordance with the Open and Public Meetings Act for a public hearing

scheduled for August 19, 2026, at 6:10 p.m. at 75 East Main, Wellsville. City Manager/Recorder Wells added that moving from 0.000801 to 0.000810 constitutes a tax increase under state reporting rules.

Mayor Chad Lindley opened Agenda Item #7 to conduct a public hearing regarding **Resolution 2026-11**, which proposes an increase in Wellsville City's property tax revenue. Mayor Lindley detailed the estimated financial impact on property owners, noting that the city tax on an average \$578,000 residence would increase from \$254.96 to \$257.50 per year (a \$2.54 annual increase), while the tax on a \$578,000 business would increase from \$463.56 to \$468.18 per year (a \$4.62 annual increase). Excluding eligible new growth, the proposed budget increases property tax revenue by 1.04% over the prior year.

At 6:17 p.m., Councilman Bob Lindley made a motion, seconded by Councilwoman Angie Olsen, to open the public hearing.

YEA 3

Carl Leatham
Bob Lindley
Angie Olsen

NAY 0

ABSTAIN 0

ABSENT 2

Tom Maughan
Jami Van Huss

Tracy Bodrero asked whether job qualifications for the proposed part-time planner would include promoting and advocating for open space conservation over private property rights. City Manager/Recorder Scott Wells responded that the planner's role is to uphold the city code established by the Council, emphasizing that the city aims to balance individual property rights with community standards. Mayor Lindley affirmed that while the Council exercises legislative authority over city ordinances, daily planning decisions—including those of the planner and Planning Commission—are strictly guided by established code, adding that ongoing **General Plan** updates are not intended to infringe on property rights. Councilman Carl Leatham added that a professional planner ensures municipal code is drafted legally and accurately to reflect ordinances passed by elected officials.

Monica Gowens asked if a general public comment period would be held during the meeting. City Manager/Recorder Wells and Mayor Lindley clarified that state Truth in Taxation regulations strictly limit the special meeting agenda to tax-related items, but invited her to address the council during the open comment portion of the next regular meeting.

At 6:22 p.m., hearing no further comments, Councilman Carl Leatham moved to close the public comment portion of the hearing, seconded by Councilwoman Angie Olsen.

YEA 3

Carl Leatham
Bob Lindley
Angie Olsen

NAY 0

ABSTAIN 0

ABSENT 2

Tom Maughan
Jami Van Huss

During council discussion, Councilman Carl Leatham noted that the presented financial data clearly demonstrates rising municipal costs, stating that while tax increases are unfortunate, the proposed adjustment is reasonable to maintain Wellsville's frugal operating budget. Councilman Bob Lindley expressed gratitude for community support and affirmed the city's commitment to maintaining strict budget controls. Councilwoman Angie Olsen commended Former City Planner Jay Nielson for his decades of dedicated service and expressed surprise that the required tax adjustment remains minimal despite holding rates steady for an extended period.

City Manager/Recorder Scott Wells and Mayor Chad Lindley discussed the city's long-term financial philosophy, stating that implementing small, incremental annual adjustments better serves residents than infrequent, massive tax hikes. Mayor Lindley emphasized that gradual adjustments allow citizens to plan their personal budgets more effectively, while Councilman Leatham added that keeping revenue increases modest enforces ongoing administrative discipline, preventing unnecessary spending.

Following the discussion, **Councilman Leatham moved to adopt Resolution 2026-11, increasing**

property tax revenue for Wellsville City. The Wellsville City tax on a \$578,000 residence will increase from \$254.96 to \$257.50, which is a \$2.54 per year. The Wellsville City tax on a \$578,000 business will increase from \$463.56 to \$468.18, which is a \$4.62 per year increase. Wellsville City will increase its property tax budgeted revenue by 1.04% above last year's property tax budgeted revenue, excluding eligible new growth. The motion was seconded by Councilman Bob Lindley.

YEA 3

Carl Leatham
Bob Lindley
Angie Olsen

NAY 0

ABSTAIN 0

ABSENT 2

Tom Maughan
Jami Van Huss

At 6:28 p.m., Councilman Bob Lindley made a motion, seconded by Councilman Carl Leatham, to adjourn the meeting.

YEA 3

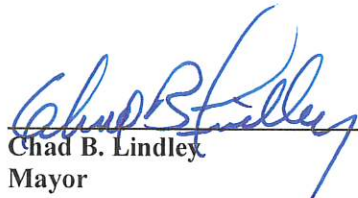
Carl Leatham
Bob Lindley
Angie Olsen

NAY 0

ABSTAIN 0

ABSENT 2

Tom Maughan
Jami Van Huss


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%

2026 PROPOSED PROPERTY TAX REVENUE TOTAL \$ 365,387

RATE DIFFERENCE 0.000009

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.