

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, September 4, 2013, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey, Councilwoman Glenna Petersen, Councilmen Gary Bates, Ron Case, Colin Harrison, and Carl Leatham. City Manager/Recorder Don Hartle 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 30, 2013. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

<u>Others Present:</u>	Jennifer Leishman	Randy Wall	Janalee Nielson
	Karen Luthi	Monica Thompson	Bevan Higbee
	Del Olson	Janie Isaacson	Kendall Leishman
	David Swanson	Barbara Swanson	John Spence
	Matt Spence	Karma Leatham	Ruth P. Maughan
	Jonathan Van Huss	Jami Van Huss	Jennifer Christensen
	Jennifer Souter	Beth Sluder	Tricia Parker
	Brian Leishman	Melissa Webster	Emily Milligan
	Natalie Bates	Jeremie Poppleton	Cristy Poppleton
	Audrey Andrus	Tina Popham	Aleena Winward
	Lisa Weaver	Bryant White Jr.	Amy Wells
	Onda Colling	Charlotte Bailey	Kurt Mitton
	Jonathan Cook	Steve Norton	Curt Jenkins
	Craig Ashton	Wayne Reese	Dale Hansen
	Mike Liechty	Bruce Parker	Cody Dobson

Opening Ceremony: Gary Bates

The Council reviewed the agenda. Ron Case made a motion, seconded by Carl Leatham, to approve the agenda as presented.

<u>YEA 5</u>	<u>NAY 0</u>
Gary Bates	
Ron Case	
Colin Harrison	
Carl Leatham	
Glenna Petersen	

The Council reviewed the minutes of the August 21, 2013 regular City Council meeting. There were word changes on lines 69, 113, and 310. After discussion, Colin Harrison made a motion, seconded by Glenna Petersen, to approve the minutes of the August 21, 2013 regular City Council meeting with the changes.

<u>YEA 5</u>	<u>NAY 0</u>
Gary Bates	
Ron Case	
Colin Harrison	
Carl Leatham	
Glenna Petersen	

Don Hartle gave the Council a copy of the Warrant Register showing bills submitted to the Council for approval. After review and discussion, Gary Bates made a motion, seconded by Colin Harrison, to approve the City's bills for payment, represented by check number 15996 through 16041.

<u>YEA 5</u>	<u>NAY 0</u>
Gary Bates	
Ron Case	
Colin Harrison	
Carl Leatham	
Glenna Petersen	

No one was in attendance for citizen input.

The City Council discussed with Cache County School District officials concerns of the City Council in converting the Willow Valley Middle School into an elementary school. Mayor Thomas G. Bailey thanked the Cache County District School Board for attending this Wellsville City Council meeting. Mayor Bailey stated that he appreciated the School Board taking the time to meet with the Wellsville City Council to listen to their concerns and answer any questions that they have. Mayor Bailey stated that Councilman Gary Bates authored a letter stating the concerns of the Wellsville City Council and addressed it to Superintendent Steven Norton. Mayor Bailey suggested starting at the beginning of the letter and working their way through it. Superintendent Steven Norton introduced himself and told about his career. Mr. Norton reviewed the process of how the Cache County School District has come to this point in time with the City Council. In January 2011, a Building Task Force Committee was formed to review issues of the Cache County School District. In August 2011, they reported to the Cache County School District Board. There were 2 issues that were discussed: 1) overcrowding in the secondary schools, and 2) existing buildings were not in the best of condition. There were 2 elementary schools that were identified early that were in need of help, and they were Lewiston and Wellsville. There were many concerns with these 2 elementary schools. Questions such as building new elementary schools, the location, build them on the same property, or find new property, what to do with the students while the school is being built. The Building Task Force Committee recommended that no more money be put into Lewiston and Wellsville elementary schools, and that they be replaced. The Building Task Force Committee recommended 1 high school. The Building Task Force Committee also recommended upgrades and modifications to many of the elementary schools. It was decided that the high school would be built in Millville, which the Cache County School District Board has met with many residents and addressed their concerns. This plan didn't go over very well in North Logan. After input from many citizens, it was decided to build 2 high schools, moving 6th grade back to the elementary school, and having three 7-8 Centers. It was then discussed to convert the 6-7 Centers to elementary schools. This would not cost a lot more money, and the second high school could be built. North Cache and South Cache are very large schools, and the student population will continue to grow at these schools. A survey was issued to the residents of the Cache County School District, and it was very favorable to build 2 high schools. Mr. Norton stated that last night at the Cache County School District Board meeting, the board voted to support the 2 high-school model. Will this address all of the district's needs? No. Will this address most of the district's needs? Yes. Is it a perfect plan? No. There are currently 2 high schools in the district, and there will now be 4 high schools in the district. The ranking of the high schools may drop down to 3A, which the High School Association will determine once the number of students attending is in. Most of the high schools will open with 1,100 to 1,300 students, some more, some less. The 7-8 Centers are not perfect, but there is plenty of room for growth. Mr. Norton asked how this will affect Wellsville City. Instead of obtaining new property for an elementary school, which they have stopped looking for; Willow Valley will be the location of the new elementary school. A real concern was what to do with the students for a year while a new elementary school is being built. It is now a relief because the building already exists. Willow Valley is a wonderful school. It is not in the best location, but it is as good as any. Mr. Norton stated that the Cache County School District does not build sidewalks or roads unless it is on property that the school district owns. The existing elementary school will be given to Wellsville City if they want it. If Wellsville City is not interested in the existing building, the building will be removed down to dirt. Cache County School District will retain ownership of the property, but would be willing to let Wellsville City use it as recreation property. The Cache County School District will not leave Wellsville City with an eye sore in the middle of the town square. Mr. Norton then turned to the voters. There are 10 meetings scheduled between now and the first week of October to discuss the bond. Gary Bates stated that it is impossible to project so the voters know exactly what the cost will be. Mr. Bates asked if maintenance and additional administration could be done with the current budget. Mr. Norton stated that the costs are known, but it can't be done without increasing the budget. The maintenance and operation of an elementary school is approximately \$300,000.00. There will be \$1.5 million for transportation and technology. There will be \$1 million set aside for equipment for the high school. Mr. Bates stated that there are 3 potential tax increases for the citizens of Wellsville City: 1) \$129 million-dollar bond, 2) \$1.8 million in reoccurring cost, and 3) the infrastructure cost for sidewalks, archways, and roads. Mr. Norton stated that the tax increase for the bond and operational costs is \$14.72 per month based on a \$197,000 home. This bond will not take the Cache County School Board to its legal taxing limit like the bond in 2004 did. The 2 high-school plan is a

direct result of the students that were in elementary in 2004, and now those students are entering high school. The 2 high-school plan is a more economical plan and it takes the school district further down the road. This plan will also address seismic issues throughout the school district. Colin Harrison asked if Willow Valley is a temporary change for elementary. Craig Ashton stated that the advantage of moving 6th grade back to the elementary schools is that it will improve learning and maximize achievement. In the 6-7 Centers, there is an average of 42 minutes per day in Math. By moving the 6th grade back to the elementary school, the achievement will be higher because they will spend 60 minutes per day in Math. It will increase instructional time in core areas. It will increase achievement. Willow Valley will be the best elementary school. The conversion to an elementary school is quite simple. It will not displace students while a new elementary school is being built. The 7-8 Center is a better grouping. The 9th grade is better in a high-school situation. This is a long term solution. Mr. Harrison asked about the lockers because they are a 2-tier locker. Mr. Norton stated that the locks will be removed and used by the students. The money in the budget for Willow Valley will be for playground equipment. Mayor Bailey stated that safety of the students is a huge concern for Wellsville City. Mayor Bailey stated that 200 West is impossible to install a sidewalk, and 100 West does have some sidewalk. Mayor Bailey stated that having students living within 1 ½ miles of the school will have to walk, and it is extremely dangerous. Wellsville City doesn't know where to put crossing guards other than close to the school. There are large semi-trucks that use Center Street. Mayor Bailey asked if there would be additional busing to Willow Valley. Mr. Ashton stated that 100 West does have some sidewalk, but there are breaks in it. This will be some costs to make the sidewalk connections. The 6th grade is attending Willow Valley now. Car pooling is always a good option. The Cache County School District Board shares Wellsville City's concern with 200 West. Wayne Reese stated that there is funding available for sidewalks through UDOT, which installs sidewalks along state highways and there is also federal funding through safe routes to school. Most funds require an application process which comes through the city. The advantage is that Wellsville City has a few years to work towards this. Mayor Bailey asked if the distance is 1 ½ miles to walk to school. Mr. Reese stated that Cache County School District allows 1 courteous stop as long as there is room on the bus. They will continue to do this in the future. Mayor Bailey asked if there was a map to review. Mr. Reese stated that the area is along 200 West to 400 North and then goes on a diagonal to the northeast. Mr. Reese stated that he will provide copies of the map to the City Council. Ron Case asked if the proposal will allow all of Wellsville residents to stay in Wellsville and attend Willow Valley. Mr. Norton stated yes. Mr. Case asked if there is specific money set aside to remove the existing elementary school. Mr. Norton stated that there is always a concern about money. Wellsville was left out of the previous bond. There is money already set aside to remove the existing elementary. In the previous bond, the school district didn't run out of money. This bond proposal is all innovated and it has to be completed on-time. The configuration can't take place unless the bond is passed. Mr. Case asked if the money that is set aside for the existing Wellsville Elementary to be torn down could be used for something else. Mr. Norton stated that the existing Wellsville Elementary is being torn down if the building is not wanted by Wellsville City. Mr. Case asked if there is a time frame. Mr. Norton stated that the Cache County School District Board is not that far down the road. Carl Leatham asked if Mr. Norton would explain the 2004 bond proposal and how Wellsville Elementary was scheduled for 2015. Mr. Norton stated that Wellsville Elementary was part of the process, but not part of the 2004 bond. All of the money from the 2004 bond has been used. The Cache County School District Board purchased the property in Millville for the high school with the last \$800,000.00 of the 2004 bond. Mr. Leatham stated that on a personal note, he hates to see Wellsville City lose the downtown area. He hates to see Wellsville left out of the loop. Mr. Leatham stated that Mr. Norton has done an excellent job of explaining the issues, but feels that Wellsville City is losing something as a community. Mr. Norton stated that he understood, and that Wellsville isn't losing anything except the location. Mr. Bates asked if the 2004 bond has been paid off. Mr. Norton stated no. The 2004 bond was issued for 17 years. Mr. Bates asked if the proposed bond of \$129 million will be paid off in 17 years. Mr. Norton stated that he hopes that it is. The maximum term is 21 years, but will lock in to as few years as possible. Dale Hansen stated that based on \$129 million for a 20-year bond, the tax increase will be \$125.00 on a \$197,000 home. The Cache County School District Board is required to present it on the ballot that way. Mr. Bates asked what happens to Wellsville Elementary if the bond is not passed. Mr. Norton stated that the bond affects different communities differently. They are presenting the best plan that they can. It is a steep dollar amount, but it is not to the level that the taxpayers did in 2004. If the bond is not passed, the Cache County School District Board will have to go back to other models. Mr. Case asked if it was considered to build the 2 new high schools next to existing high schools in order to share facilities. Mr. Norton stated that they have reviewed building

additions and building 9th grade Centers, but not considered building the high schools next to existing high schools. Mr. Case stated that it would save some of the expenses. Mr. Norton stated that they did discuss building 1 stadium with practice fields at each high school. The only savings would be building bleachers. There will be no swimming pools at the new high schools. Mr. Case asked if it was possible to merge Cache County School District and Logan School District. Mr. Norton stated that it can happen. The administration can't make it happen, but the school boards can make it happen. When discussing consolidation, they also have to discuss the emotional part of it. Mr. Leatham asked about saving part of the existing Wellsville Elementary, such as the gym, the kitchen, and front offices, and still maintains the integrity of the building. Bruce Parker stated that it is possible, but the part that was mentioned is the most seismically unsound. Glenda Tripp stated that she would like to see consolidation of the school districts. It will save money, help both districts, and help the valley. Mr. Norton stated that there is no interest from the Logan City School District to merge. Ms. Tripp stated that a study should be completed to list the pros and cons of merging. Mr. Norton stated that is a good idea, but doesn't know how much interest there is. Kendall Leishman asked why the school board builds high schools along highways. Mr. Norton stated that the Building Task Force Committee is trained to look for sites with water, sewer, and electricity. There has to be access to the property so that it is easy to transfer students on buses and easy for parents. Brian Leishman stated that the bigger issue is availability of land. Natalie Bates stated that new schools are being built with air conditioning. Willow Valley doesn't have air conditioning. Mr. Norton stated that it is on the task list, but air conditioning is not installed at Willow Valley. Ms. Bates asked what the money going to Willow Valley is allocated for. Mr. Norton stated that there is \$100,000.00 that is allocated for Willow Valley, and it is for playground equipment. Randy Wall asked what the cost is to retrofit Willow Valley with air conditioning. Mr. Parker stated that it would cost between \$3,000 and \$4,000 per classroom. Bryant White stated that he likes kindergarten through 6th grade in one school, but doesn't like 9th grade through 12th grade at the same school. Mr. White asked if that is the trade off. Mr. Norton stated yes, under the proposal. It is the only way to justify student population for the high schools. Jennifer Souter asked if this project is projected for fall of 2016, and if this gives any leeway. Mr. Norton stated that the projection of fall 2016 will be met. John Spence stated that he lives closed to Willow Valley. There is one way in and one way out of the school, and believes this needs to be reviewed. Aleena Winward asked if Cache County School District would maintain ownership of the property if Wellsville City decides to keep part of the building. Mr. Norton stated that the building would be turned over to Wellsville City. Ms. Winward asked if Wellsville City would have to purchase it. Mr. Norton stated that it is a decision for the Cache County School District Board, and they may decide to charge a nominal fee. Something would be worked out. Ms. Winward asked if the building is removed, would something be built in its place. Mr. Norton stated that Cache County School District would retain ownership of the property because they may have a future need. Brian Leishman stated that if Wellsville City wants the building, Wellsville City owns the building and the land. If the Cache County School District removes the building, the Cache County School District maintains ownership of the property. Don Hartle stated that Cache County School District owns the southeast half of the block, and Wellsville City owns the northeast half of the block. Janalee Nielson asked if the list of items that is being voted for are guaranteed to happen. Mr. Norton stated that \$5 million of the bond is contingency that all items listed will be completed. There is no money in the proposed bond for the future. Ms. Nielson asked about the elementary students using the lockers on the second level. Mr. Ashton stated that there are enough lockers on the bottom row for the elementary students. Ms. Winward asked if the \$100,000 could be used for air conditioning and purchase playground equipment over time. Karen Luthi stated that she would rather have playground equipment than air conditioning. Mr. Wall asked if the tax dollars will be spent on local contractor. Mr. Norton stated that the law requires that these projects are put out to bid. Previous schools have been built with local contractor. Jennifer Christensen stated that Wellsville Elementary currently has 350 students, and asked what the capacity of Willow Valley as an elementary school. Mr. Norton stated that the capacity is 650, and it will open with approximately 585. Ms. Christensen asked that with the growth in the Mount Sterling area, will Willow Valley sustain it. Mr. Norton stated yes, because the capacity is there. Amy Wells stated that she agrees with John Spence concerning one way into and out of the Willow Valley, and that it is a very narrow road. Mayor Bailey asked if there were any further questions. Mr. Norton thanked Wellsville City Council for hosting them this evening, and appreciated the concerns that have been raised. Mayor Bailey thanked the Cache County School District Board for their time.

The City Council continued their discussion and consideration of the Planning Commission's recommendation that the City Council approve a code amendment clarifying a conflict in the code 10-6C-3 and 10-11-16-A as it relates to Multi-Family Dwellings. Carl Leatham stated that the Planning Commission reviewed the proposed code amendment that was prepared by City Planning Jay Nielson. The Planning Commission recommended that the code amendment be approved. After discussion, Carl Leatham made a motion, seconded by Colin Harrison, to **ADOPT CODE AMENDMENT 2013-05** adopting **AN AMENDMENT AMENDING THE WELLSVILLE CITY CODE, TITLE 10, LAND USE REGULATIONS TO RESOLVE INCONSISTENCIES, TO CLARIFY, AND TO UPDATE THE MULTI-FAMILY DWELLING CODE REQUIREMENTS BY AMENDING 10-6C-3 CONDITIONAL USES AND 10-11-16 MULTI-FAMILY DWELLINGS.**

YEA 5

NAY 0

Gary Bates

Ron Case

Colin Harrison

Carl Leatham

Glenna Petersen

Department Reports:

Mayor Thomas G. Bailey – 1) Thanked the City Council for all of the hours and hard work that went into Founder's Day, especially Colin Harrison. Sent thank you letters.

Colin Harrison – 1) Talked to lots of people – no complaints about the rain – very successful

2) Music in the Park was cancelled – decision made by Becky Fullmer, should have discussed with Carrie & Aaron Selvage or Colin. Discussed who makes those kinds of decisions. Discussed setting a policy about payment when an event is cancelled.

2) 2 new homes on 450 East – cut through the street – sewer is in the road.

Glenna Petersen – 1) Graffiti on stop sign at 100 South 200 West – Don Hartle will take care of it.

2) Received an email about spray paint on the roads for races. Discussed the kind of paint used.

3) Asked about the Planning Commission's discussion concerning sidewalk required on existing lots – continued so that the Planning Commission can review the lots.

4) Wellsville City Youth Council did a good job. Discussed paying for candy out of the Founder's Day budget.

5) Firemen's Breakfast – some firemen want to continue to do it, some don't.

Ron Case – 1) 100 East Main – tree is leaning by the bench. Thinks it can still be saved.

2) Update concerning Maughan property – should have the contracts to the Maughan's by the end of September.

3) Printed off and handed out an old article from Cache Valley Daily concerning affordable housing. By law, should have an affordable housing plan, and Wellsville City does. It needs to be updated by the end of the year, and should meet with City Planner Jay Nielson to complete it.

Gary Bates – 1) West Nile has made its way to Cache Valley – a lot of mosquitoes in Wellsville City. Have received complaints about spraying. College Ward and Young Ward are currently not spraying for mosquitoes. Would like them to join.

2) Send a thank you letter to Superintendent Steven Norton.

Carl Leatham – 1) Founder's Day – Sham Battle – well done – try to get away from the recorded script.

2) Sunday program – generate more attendance, maybe newer or younger citizens.

3) A gentleman attended the Planning Commission meeting concerning highway development and would like to open a Branson-style entertainment facility with 3,000 to 5,000 seats.

4) Cheese Plant – available for a cheaper price – discussed being used as a public works facility.

City Manager/Recorder Report:

Don Hartle – 1) Discussed water situation – have not been getting a lot of water out of the springs and has had to make some adjustments. Wellsville City received some bad water samples. It will appear in the newsletter. A new chlorine building will be in production hopefully in the next 2 weeks.

2) An employee was mowing the street, and a car was pebbled with rocks. The estimate came back at \$1,887.75. The City Council requested that the individual obtain more bids.

3) Cement work in front of the City Office building – Eddie Christensen Construction will be completing the work.

4) Christmas Party – Maddox – December 13, 2013 at 7:00 p.m.

5) Read from a list of surplus property. Mr. Hartle asked that the City Council declare it as surplus so that they can remove it before winter. After discussion, Colin Harrison made a motion, seconded by Carl Leatham, to declare property as surplus

YEA 5

NAY 0

Gary Bates

Ron Case

Colin Harrison

Carl Leatham

Glenna Petersen

6) Red Slide West Park – working on it – Reed Nielson and A&D Landscaping have been on-site. There are some sprinklers that are salvageable. Dave Bell has the concept plan for the bowery and trees. Ray Beck is designing the rest of the sprinkler system. It has been put out for bid, and hope to award the contract in 2 weeks.

7) Staker-Parson will begin paving the city roads in the next 3 weeks.

8) Received a call about purchasing water. There is 6.93 acres out of the Hansen Springs stream. Will have City Attorney Bruce Jorgensen review it.

9) Handed out copies of a letter from Robert Bolton concerning the truck stop.

At 8:58 p.m., Colin Harrison made a motion, seconded by Carl Leatham, to adjourn the meeting.

YEA 5

NAY 0

Gary Bates

Ron Case

Colin Harrison

Carl Leatham

Glenna Petersen

Mayor Thomas G. Bailey
Mayor

Don Hartle
City Manager/Recorder