

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, September 18, 2013, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey, Councilwoman Glenna Petersen, Councilmen Gary Bates 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 September 13, 2013. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

<u>Others Present:</u>	Jennifer Leishman	Carolee Hammel	Brent Benson
	Diane Beeton	Leesa Cooper	Jennifer Hendricks
	Laurie Christensen	Perry Maughan	Tom Maughan
	David Swanson	Barbara Swanson	Kendall Leishman
	Janie Isaacson	Jonathan Cook	Matt Pearce

Opening Ceremony: Carl Leatham

Councilmen Ron Case and Colin Harrison were excused from this meeting.

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

<u>YEA 3</u>	<u>NAY 0</u>
Gary Bates	
Carl Leatham	
Glenna Petersen	

The Council reviewed the minutes of the September 4, 2013 regular City Council meeting. There was some confusion beginning on line 160. Gary Bates asked that it be resolved and added to the minutes. Don Hartle suggested approving these minutes at a later date. All agreed.

Don Hartle gave the Council a copy of the Warrant Register showing bills submitted to the Council for approval. After review and discussion, Glenna Petersen made a motion, seconded by Gary Bates, to approve the City's bills for payment, represented by check number 16042 through 16112.

<u>YEA 3</u>	<u>NAY 0</u>
Gary Bates	
Carl Leatham	
Glenna Petersen	

Carolee Hammel stated that she lives at 500 South 100 West. She owns approximately 3 acres. Her home is on one side of the creek, and a shop is on the other side of the creek. When she got divorced, her ex-husband used the shop to store tools and other items. She is wondering if she can subdivide the shop from the house so that she no longer has to pay property taxes on it. She would like to know if this is possible before she goes to the expense of having the property surveyed and engineered. Carl Leatham stated that his concern is that there is enough room for a footprint of a house within the shop. City Planner Jay Nielson is in the processing of finishing an ordinance that will eliminate this very issue. The property is hour-glass shaped. It has the frontage, a narrow driveway, and then opens back up to a building lot. It would be considered inner-block development. Ms. Hammel stated that the shop could be sold as a home because there is 1,200 square feet on each floor, with 2 floors. Ms. Hammel stated that of the 3 acres that she owns, there is only 3 places to build. Ms. Hammel stated that there would be no more building on the property. Mayor Thomas G. Bailey suggested that Ms. Hammel meets with the Planning Commission. They meet next Wednesday night. Ms. Hammel asked that she be added to the agenda. Don Hartle added Ms. Hammel to the agenda for the Planning Commission.

At 6:15 p.m., Mayor Thomas G. Bailey conducted the following public hearing:

Received public input, then consider for approval, based on the recommendation of the Planning

Commission that the land use map, the zoning map, and the code be amended to rezone property at 39 East Main (10-021-0002) from CN, Neighborhood Commercial to C-2, Community Commercial. Carl Leatham stated that the Planning Commission recommended that this change be made. The CN, Neighborhood Commercial zone didn't allow for HVAC businesses. In order to maintain the integrity of the zone, it was suggested to rezone the property to C-2, Community Commercial, which allows for HVAC businesses. Glenna Petersen asked if there was any controversy. Mr. Leatham stated that there was none. The zone is compatible and fits in the downtown area.

At 6:18 p.m., the public hearing was closed.

After discussion, Carl Leatham made a motion, seconded by Glenna Petersen, to **ADOPT CODE AMENDMENT 2013-06** adopting **AN AMENDMENT AMENDING THE WELLSVILLE CITY CODE, TITLE 10, LAND USE REGULATIONS, WHICH INCLUDES AMENDING THE LAND USE MAP AND THE ZONING MAP TO REZONE CERTAIN PROPERTY FROM CN NEIGHBORHOOD COMMERCIAL TO C-2 COMMUNITY COMMERCIAL.**

YEA 3

NAY 0

Gary Bates

Carl Leatham

Glenna Petersen

Diane Beeton met with the City Council and presented the salary and benefit study. Ms. Beeton introduced herself to the City Council. Ms. Beeton reviewed the Wage Comparable booklet with the City Council. Glenna Petersen stated that Wellsville City is pretty comparable to the other cities listed in the analysis. Ms. Beeton stated that wage had nothing to do with experience. Ms. Petersen asked if the cost of living is the same in the other cities as it is in Wellsville City. Ms. Beeton stated not always. Carl Leatham asked if all of the employees are full-time employees. Ms. Beeton stated that there are some that are part-time employees, and those are listed in the Benefit Comparable booklet. Perry Maughan asked if there are job descriptions for the other cities. Ms. Beeton stated that she didn't receive job descriptions from Wellsville City, so she didn't collect them from other cities. Tom Maughan stated that it would have been nice to know the number of employees for each city. Ms. Beeton stated that yes, than information would have been helpful. Tom Maughan stated that it would make a difference how this information is viewed. Ms. Beeton stated absolutely. Ms. Beeton reviewed the Benefit Comparable booklet with the City Council. Gary Bates stated that the quality of insurance was not reviewed because it went beyond the scope of the project. Don Hartle stated that Wellsville City doesn't pay 100% of the insurance premium. It was capped July 1, 2011. Mr. Bates stated that again, long-term disability insurance wasn't drilled down to the specifics of the policy. Ms. Petersen asked why Wellsville City says "40/28" under hours to qualify for insurance. Ms. Beeton stated that there are 2 employees that work 28 hours that are offered full benefits. Mr. Bates stated that sick leave is one area that Wellsville City is accruing future liability. Mr. Hartle asked if Ms. Beeton addressed paid holidays. Ms. Beeton stated no. Mr. Bates asked if cities fall under legal holidays. Mr. Hartle stated that there are some holidays that most cities have off, but Wellsville City doesn't. Tom Maughan asked if the weeks are based on 7 days or 5 days. Ms. Beeton stated 5 days. Mr. Bates asked if Wellsville City pays out sick leave at the end of the year. Mr. Hartle stated that Wellsville City pays exempt employees out after 160 hours of sick leave. Mr. Bates asked what \$1000/\$500 means for Wellsville City under bonuses. Mr. Hartle stated that the City Manager/Recorder and Treasurer receives \$1000, and Court Clerk, Public Works, and Assistant Treasurer receives \$500. Mr. Bates asked about the on-call policy. Mr. Hartle stated that he is working on it. Perry Maughan stated that the on-call policy deals with the weekends, and asked about being on-call from 5:00 p.m. at night until 7:00 a.m. the next morning. Ms. Beeton stated that she didn't know what other cities did. Mr. Bates asked about flex time. Mr. Bates explained what flex time was. If an employee has their 40 hours in by Thursday afternoon, that employee may take the rest of the weeks off. Tom Maughan stated that yes that is generally what is done. Mr. Bates asked how that works with a 2-hour call-out. Perry Maughan stated that the 2-hour call-out is after the employee has completed their 40 hours per week. Tom Maughan stated that 100% of health care is not covered by Wellsville City. There is a deductible that has to be met, so there are some out-of-pocket expenses for the employees. Mr. Bates stated that it needs to be corrected, and asked if Don Hartle would help Ms. Beeton with it. Tom Maughan asked if the other cities could provide job descriptions and the number of employees in each department.

Mr. Bates stated that there is some organization that Wellsville City can join. Ms. Beeton explained that this organization compares all of this information to all of the cities that contribute. Ms. Beeton stated that North Logan is part of the organization and their pay scale is based on the date provided by the organization. Ms. Beeton recommended that Wellsville City join this organization if possible to receive more of an analysis that what has been done already. Perry Maughan thanked Ms. Beeton and the City Council for this analysis. Tom Maughan stated that Ms. Beeton has done a fine job. Mr. Bates thanked Ms. Beeton for all of her hard work. There are a few things that Ms. Beeton will follow up on and email the results to Mr. Bates. If there is any more work to be performed, another contract will be established between Wellsville City and Ms. Beeton. Ms. Beeton asked if Mr. Bates had a reference letter for her. Mr. Bates stated that he didn't, but would complete it soon. After discussion, Gary Bates made a motion, seconded by Glenna Petersen, to continue the discussion concerning wage and benefits comparison at a later City Council meeting, and to authorize the final check to be given to Ms. Beeton.

YEA 3

NAY 0

Gary Bates
Carl Leatham
Glenna Petersen

The City Council considered for approval awarding the contract on the sprinkler system at the Red Slide West Park. Don Hartle stated that 2 companies were invited to bid. The bids were due today. The bids are as follows:

A&D Landscaping	\$39,662.31
Nelson Landscaping	\$36,200.00

Mr. Hartle stated that he recommends that Wellsville City accept the bid from Nelson Landscaping and award the contract. After discussion, Carl Leatham made a motion, seconded by Gary Bates, to accept the bid from Nelson Landscaping for \$36,200.00 and award the contract to Nelson Landscaping.

YEA 3

NAY 0

Gary Bates
Carl Leatham
Glenna Petersen

The City Council discussed the procedure needed for solar panels and windmills. Don Hartle stated that an individual has contacted him about installing solar panels and what the procedure is to do so. Mr. Hartle stated that electricity would be involved, so the individual would need a building permit. Mr. Hartle stated that in Hyrum, there is a 14-foot by 14-foot solar panel sitting in someone's back yard on the ground. Mr. Hartle has no problem with the solar panel being on top of a house, but feels that it is offensive to the neighbor to have that big of an object in your backyard. Carl Leatham asked if City Planner Jay Nielson had any experience with this issue. Mr. Hartle stated that he didn't know. Gary Bates stated that there was an article in a newspaper that discussed this issue. There are windmills installed at the bottom of the Spanish Fork canyon, and there are companies that would like to install windmills near other canyons. Mr. Bates stated that there are cities that have codes for this issue. Glenna Petersen stated that an individual can apply for a grant for a windmill at your house. Mayor Thomas G. Bailey suggested that the individual start with the Planning Commission and City Planner Jay Nielson concerning this issue. Mr. Hartle asked if the City Council had any issue with the solar panel being installed on top of the house. Mayor Bailey stated that his concern is doing anything without having a policy in place first. Mr. Hartle stated that Wellsville City doesn't have anything that can stop it. Mr. Leatham asked that Mr. Hartle add this issue to the agenda for the Planning Commission. Mr. Hartle stated that he will do that.

City Manager/Recorder's Report:

Don Hartle – 1) Because wi-fi was installed, it has messed up the internet. Mr. Hartle stated that he was opposed to wi-fi. Mr. Hartle stated that he will be making some changes. The individual who works on the computer for Wellsville City stated that Wellsville City is not responsible to provide wi-fi for all people.

At 7:40 p.m., Glenna Petersen made a motion, seconded by Carl Leatham, to adjourn the meeting.

YEA 3

Gary Bates

Carl Leatham

Glenna Petersen

NAY 0

Mayor Thomas G. Bailey

Mayor

Don Hartle

City Manager/Recorder