

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, October 16, 2013, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey, 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 October 11, 2013. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present:

Jennifer Leishman	Dustin Grantham	Olga Greene
Mark Lee	Braden Christensen	Jennifer Christensen
Tom Maughan	Jennifer Hendricks	Janie Isaacson
Kendall Leishman	Barbara Swanson	David Swanson
JR Powell	Jonathan Cook	Jacob Howell
Audrey Andrus	Myles Andrus	

Opening Ceremony: Ron Case

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

<u>YEA 4</u>	<u>NAY 0</u>
Gary Bates	
Ron Case	
Colin Harrison	
Carl Leatham	

The Council reviewed the minutes of the October 2, 2013 regular City Council meeting. There was a word change on line 172. After discussion, Colin Harrison made a motion, seconded by Carl Leatham, to approve the minutes of the October 2, 2013 regular City Council meeting with the change.

<u>YEA 4</u>	<u>NAY 0</u>
Gary Bates	
Ron Case	
Colin Harrison	
Carl Leatham	

Don Hartle gave the Council a copy of the Warrant Register showing bills submitted to the Council for approval. After review and discussion, Carl Leatham made a motion, seconded by Colin Harrison, to approve the City's bills for payment, represented by check number 16165 through 16274.

<u>YEA 4</u>	<u>NAY 0</u>
Gary Bates	
Ron Case	
Colin Harrison	
Carl Leatham	

No one was in attendance for public input.

Dustin Grantham representing Mtn. Valley Heating and Air Conditioning met with the City Council for a business license. Mr. Grantham stated that he is a partner with the current owner, Brent Benson, who is in California. Carl Leatham stated that Mr. Benson met with the Planning Commission for the conditional use permit. The Planning Commission discussed noise, the common fence, and the right-of-way/driveway. After much discussion, the Planning Commission approved the conditional use. Colin Harrison asked about storage of equipment. Mr. Grantham stated that the vehicles go home every night with the employees. There will be a receptionist and a shop foreman at the building during working hours. The business has 4 trailers that will be stored behind the fence. All of the building materials will be stored inside of the building. After discussion, Carl Leatham made a motion, seconded by Gary Bates, to approve the business

license for Mtn. Valley Heating and Air Conditioning.

**YEA 4**

**NAY 0**

Gary Bates  
Ron Case  
Colin Harrison  
Carl Leatham

Olga Greene met with the City Council to request restricted road signs on 800 South. Ms. Greene stated that she lives at 810 South 100 East with her boyfriend, her 7-year-old disabled child, and his 11- and 13-year-old disabled children. Ms. Greene has noticed a lot of speeding on her street. She would like some signs that raise awareness of the drivers that there are disabled children in the area. Ms. Greene stated that Don Hartle asked her to review the signs that are at 300 West and 400 South. Ms. Greene stated that she approves of these signs. Colin Harrison asked if there was a lot of traffic on the street. Ms. Green stated that surprising yes, there is a lot of traffic and a lot of heavy truck traffic. Ms. Greene stated that they have lived in this house since May and have noticed it more and more. Mr. Harrison asked if a sign would be need for each end of the street. Ms. Greene stated yes. Mr. Harrison asked if Wellsville City has the signs or if they will need to be made. Don Hartle stated that the signs will have to be made. After discussion, Gary Bates made a motion, seconded by Colin Harrison, to approve installing children with disabilities in the area signs along 800 South between Center Street and 200 East.

**YEA 4**

**NAY 0**

Gary Bates  
Ron Case  
Colin Harrison  
Carl Leatham

Braden Christensen met with the City Council concerning an Eagle Scout project. Braden Christensen stated that he will be clearing a section of the new trail from 400 South that connects to Wellsville Dam. Mr. Christensen stated that he will be clearing out dead branches, cutting low-hanging branches, and raking excess vegetation. Mr. Christensen stated that he will donate the firewood to anyone who needs it, and also a Girl's Camp. Mayor Thomas G. Bailey asked what Mr. Christensen will do with the smaller branches. Mr. Christensen stated that they will be burned onsite. Carl Leatham asked about transporting on the new trail. Mr. Christensen stated that adults will be helping with this project. Gary Bates stated that all of the concerns with the new cement and asphalt have been discussed with Mr. Christensen from City Engineer Chris Breinholt. Mr. Bates stated that a burn permit is needed to burn the smaller branches. If Mr. Christensen is unable to obtain a burn permit for tomorrow, the smaller branches can be put into a pile to burn at a later time. After discussion, Gary Bates made a motion, seconded by Colin Harrison, to approve the Eagle Scout project for Braden Christensen.

**YEA 4**

**NAY 0**

Gary Bates  
Ron Case  
Colin Harrison  
Carl Leatham

Don Hartle stated that he doesn't have time to schedule election judge training. Mr. Hartle asked that the City Council approve Margaret Bailey as an election judge. After discussion, Carl Leatham made a motion, seconded by Gary Bates, to approve Margaret Bailey as an election judge.

**YEA 4**

**NAY 0**

Gary Bates  
Ron Case  
Colin Harrison  
Carl Leatham

The City Council to review and possibly award the sale of surplus property. Don Hartle handed out a copy of the summary of bids received for the surplus property. Mr. Hartle stated that item #10, the 1992 White GMC Autocar 10-wheel dump truck was removed from the list. Mr. Hartle reviewed the bids that were submitted to Wellsville City for each individual item. Mr. Hartle stated that a bid was received for \$3,210.00 for all of the items. Colin Harrison stated that it would be wise to award the bid of \$3,210.00 to get rid of everything. After discussion, Colin Harrison made a motion, seconded by Carl Leatham, to award the sale of surplus property to the bid of \$3,210.00 for everything.

YEA 4

Gary Bates  
Ron Case  
Colin Harrison  
Carl Leatham

NAY 0

#### Department Reports:

Gary Bates – 1) The top soil from the excavation project will be used as backfill and a berm along the open section of the trail. The contractor will provide this service.

Carl Leatham – 1) Asked if anyone had given any thought to his suggestion of purchasing the cheese plant. Meeting with City Attorney Bruce Jorgensen will give Wellsville City an idea of what the water is worth. Feels that it is worth pursuing if it can be purchased cheap enough. Any idea the cost of clearing the property and what they are trying to sell it for. Cheese plant is selling for \$750,000, Gary Hansen offered \$250,000, and the current offer is less than that. Doesn't know if the current offer has been accepted. This offer is without the water. There are 7 acre feet of water on the property. Plan is to demolish onsite, salvage any steel, move crushed to build up low spot, and sell as building lots. Suggested that Gary Hansen will say that the reason he was turned down is because Wellsville City was doing this for their selves. Gary Hansen was given the opportunity to complete the project as long as he followed the current subdivision code. Not cheap running heavy equipment. Feels that it could be completed, Wellsville City would break even, and it would eliminate an eye sore. Doesn't know how to move forward with this project. Asked that it be put on the agenda as a discussion item.

2) Status of traffic control signs at 100 East 300 South – stopped going east and west – working on it.

3) Bobcat tracks in the Wellsville Ranches subdivision.

The City Council continued the discussion of the wage and benefit study. Gary Bates stated that Diane Beeton did ask for the number of employees at each city, but the numbers were all over. Some employees were full-time, part-time, and seasonal. Mr. Bates stated that he didn't think the data was significant to discuss the issue any further. The medical insurance was discussed. The amount was for the employee, but didn't dig into insurance for family members. The information for the insurance for Wellsville City was provided by the insurance provider. The insurance rate that was capped in 2011 is \$2,150.56 per month. The hourly wages were discussed. Ms. Beeton used 160 hours per month instead of 2,080 per year. The Treasurer for Wellsville City is salaried, and the Assistant Treasurer is hourly. Mr. Bates stated that he suggested that the City Council consider the following issues: banking sick leave and the effects it may have on Wellsville City in the future, poll employees to see how much sick leave is banked, Christmas bonuses and the Mayor being involved, and why two different rates are paid out in bonuses. Mayor Thomas G. Bailey stated that a list of employees and the sick leave that is accrued is needed. Ron Case stated that the drawback to banking sick leave is that employees come to work sick. Colin Harrison asked how the employees feel about the wages and benefits package. Tom Maughan asked about holidays. Mayor Bailey asked why vacation is accrued at 6.7 hours versus 8.0 hours per paycheck. Mr. Harrison stated that he spoke with Leesa Cooper and that Ms. Cooper asked that the City Council look into longevity at a job. Mayor Bailey stated that issue was a problem when her salary wage versus hourly wage was incorrect. Mr. Bates stated that merit and longevity is a something to go by when reviewing wage and benefits packages. Mr. Harrison asked when a new individual is hired to replace someone, will the new hire begin where the outgoing employee left or start at less money. Mr. Harrison stated that experience should play a key into this issue. Mr. Case stated that there are employees at Wellsville City who get full-time benefits for part-time work. Mr. Harrison stated that he believes it is time for a third employee in the

Public Works department. Mr. Harrison stated that this person needs to learn what Perry Maughan and Tom Maughan know, and to be in training. Mayor Bailey stated that this has been discussed. After discussion, there are 4 things that need to be added to the next City Council agenda: paid holidays, be involved with bonuses, banking sick leave, and 6.7 hours versus 8.0 hours.

At 7:27 p.m., Colin Harrison made a motion, seconded by Carl Leatham, to adjourn the meeting.

**YEA 4**

Gary Bates

Ron Case

Colin Harrison

Carl Leatham

**NAY 0**

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Mayor Thomas G. Bailey

Mayor

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Don Hartle

City Manager/Recorder