

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, June 18, 2014, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey, Councilwomen Karen Higley and Glenna Petersen, Councilmen Gary Bates, Carl Leatham, and Perry Maughan. 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 Jun 13, 2014. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present: Jennifer Leishman Ronda Savoy Phillip McDanzl  
Kendall Leishman Janie Isaacson David Swanson  
Rustin Walker Jonathan Cook Jeremy Higley  
JJ Higley

Opening Ceremony: Perry Maughan

Councilman Gary Bates and Councilwoman Glenna Petersen were excused from this meeting.

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

YEA 3 NAY 0  
Karen Higley  
Carl Leatham  
Perry Maughan

Don Hartle gave the Council a copy of the Warrant Register showing bills submitted to the Council for approval. After review and discussion, Perry Maughan made a motion, seconded by Karen Higley, to approve the City's bills for payment, represented by check number 17048 through 17126.

YEA 3 NAY 0  
Karen Higley  
Carl Leatham  
Perry Maughan

No one was in attendance for citizen input.

Ronda Savoy met with the City Council to discuss potential road at approximately 725 East 400 North. Don Hartle stated that Ms. Savoy purchased the home and surrounding property. The problem is that a home has to have access on a public road. The current road is 30 feet wide. Ronda Savoy stated that she purchased almost 3 acres of property. She doesn't want to put any money into the property until she knows the intension of the City concerning the road. Ms. Savoy stated that she has read the road plan and understands it. Ms. Savoy stated that the home and 4 foundations are within 6 feet of the road. Mr. Hartle stated that another problem is that no one knows where any property lines are. Ms. Savoy stated that she is here to night to force a decision concerning the road. Mr. Hartle stated that the City has no intention of developing the road. If Ms. Savoy builds a home on the property, she becomes the developer and the code stated that the developer will develop the road. Phillip McDanzl asked if it was possible to improve the existing home. Mr. Hartle stated yes. A plot plan would be required. Mr. McDanzl produced a copy of the plot plan. Ms. Savoy asked if it was possible to recreate a building on an existing foundation. Carl Leatham stated yes. Mr. Hartle stated that Ms. Savoy would have to appear before the Board of Adjustments and request a variance if it doesn't meet the existing code. Ms. Savoy thanked the City Council for their time.

At 6:30 p.m., Mayor Thomas G. Bailey conducted the following public hearings:

First, receive public input on the adoption of a resolution opening all of the City 2013/2014 budgets and making interdepartmental transfers and adjustments to balance the budgets. Don Hartle handed out a packet concerning all of the adjustments that were made. Mr. Hartle stated that this wasn't mailed out to the City Council, so he asked that they take their time to review it. Mr. Hartle explained the amount received during the year and the final balance.

At 6:47 p.m., the public hearing was closed.

After discussion, Karen Higley made a motion, seconded by Carl Leatham, to approve **RESOLUTION 2014-05 OPENING THE 2013/2014 FISCAL YEAR GENERAL FUND, CAPITAL PROJECTS FUND, WATER FUND, SEWER FUND, AND STORM WATER FUND, BOTH OPERATING AND CAPITAL BUDGETS, PREVIOUSLY ADOPTED AND MAKING TRANSFERS AND ADJUSTMENTS AND AUTHORIZING CERTAIN INTERDEPARTMENTAL TRANSFERS WITHIN.**

YEA 3

NAY 0

Karen Higley  
Carl Leatham  
Perry Maughan

At 6:52 p.m., the public hearing was opened.

Second, receive public input on the adoption of a resolution setting the salaries and benefits for city employee for 2014/2015. Don Hartle stated that the City Council recommended a 2% increase in each employee's salary.

At 6:53 p.m., the public hearing was closed.

After discussion, Carl Leatham made a motion, seconded by Karen Higley, to approve **RESOLUTION 2014-06 ESTABLISHING THE SALARY AND SALARY RANGES AND BENEFITS FOR THE EMPLOYEES OF WELLSVILLE CITY, COVERING THE BUDGET YEAR JULY 1, 2014 THROUGH JUNE 30, 2015.**

YEA 3

NAY 0

Karen Higley  
Carl Leatham  
Perry Maughan

At 6:55 p.m., the public hearing was opened.

Third, receive public input on the adoption of a code amendment setting the salaries and benefits of statutory officers and elected officials for 2014/2015. Don Hartle stated that there was no increase in the Mayor and City Council members' salaries. The Justice of the Peace, City Manager, City Recorder, and City Treasurer were given the 2% increase. Mr. Hartle stated that the State establishes the Justice of the Peace salary, but he also has to be treated like all other employees. Perry Maughan asked how many hours the Justice of the Peace works. It was discussed.

At 6:58 p.m., the public hearing was closed.

After discussion, Perry Maughan made a motion, seconded by Karen Higley, to **ADOPT CODE AMENDMENT 2014-01** adopting **AN AMENDMENT OF THE WELLSVILLE CITY CODE FOR THE PURPOSE OF SETTING SALARIES AND BENEFITS FOR THE ELECTED AND STATUTORY OFFICERS FOR FISCAL YEAR JULY 1, 2014 THROUGH JUNE 30, 2015.**

YEA 3  
Karen Higley  
Carl Leatham  
Perry Maughan

NAY 0

At 7:01 p.m., the public hearing was opened.

Fourth, receive public input on the adoption of a resolution adopting the 2014/2015 certified tax rate. Don Hartle stated that the tax rate for the fiscal year 2014/2015 is .001153. Mr. Hartle stated that last year's certified tax rate was .001157. The certified tax rate is determined by the State Auditor's Office. Mr. Hartle stated that one reason the certified tax rate can be lowered is because of assessed property values.

At 7:07 p.m., the public hearing was closed.

After discussion, Carl Leatham made a motion, seconded by Perry Maughan, to approve **RESOLUTION 2014-07 ESTABLISHING THE MUNICIPALITY CERTIFIED TAX RATE FOR FISCAL YEAR 2014/2015.**

YEA 3  
Karen Higley  
Carl Leatham  
Perry Maughan

NAY 0

At 7:11 p.m., the public hearing was opened.

Fifth, receive public input on the adoption of a resolution adopting the 2014/2015 operating and capital budgets for the General Fund, Capital Projects Fund, Water Fund, Sewer Fund, and Storm Water Fund. Don Hartle stated that he sent out copies of the budget along with the supporting documentation. Mr. Hartle stated that he is conservative on projections for revenue. Mr. Hartle stated that there were 2 adjustments made from the tentative budget. There is an increase in property tax revenue. Mr. Hartle stated that he took out the water splash pad and the revenue for it. The Parks & Recreation Committee has no funds to pay the difference. Wellsville City has 2 years to spend RAPZ tax monies. Wellsville City will apply again next year for RAPZ tax monies to fund the splash pad, and install the splash pad then. Perry Maughan asked how much RAPZ tax money Wellsville City received this year. Mr. Hartle stated that Wellsville City received \$20,000.

At 7:15 p.m., the public hearing was closed.

After discussion, Karen Higley made a motion, seconded by Perry Maughan, to approve **RESOLUTION 2014-08 APPROVING AND ADOPTING THE FISCAL 2014/2015 OPERATING AND CAPITAL BUDGETS FOR WELLSVILLE CITY'S GENERAL FUND, CAPITAL PROJECTS FUND, WATER FUND, SEWER FUND, AND STORM WATER FUND.**

YEA 3  
Karen Higley  
Carl Leatham  
Perry Maughan

NAY 0

At 7:23 p.m., the public hearing was opened.

Sixth, receive public input for the possible adoption of a resolution with sets the dollar value for the "Fee In Lieu of Water" Dedication Transfer upon development and/or subdividing for 2014/2015. Mayor Thomas G. Bailey gave some history on this subject and explained the term "Fee In Lieu of Water". Don Hartle stated that he didn't find enough water sales to warrant a change. Mr. Hartle recommended that Wellsville City leave it at the current rate of \$3,000 per acre foot.

At 7:28 p.m., the public hearing was closed.

After discussion, Carl Leatham made a motion, seconded by Karen Higley, to leave the dollar value for the “Fee in Lieu of Water” Dedication Transfer upon development and/or subdividing for 2014/2015 at \$3,000 per acre foot.

**YEA 3**

Karen Higley  
Carl Leatham  
Perry Maughan

**NAY 0**

Mayor Thomas G. Bailey thanked Don Hartle for all of his hard work on the budget.

The City Council continued the workshop on the “Affordable Housing Plan”. Mayor Thomas G. Bailey stated that at the last City Council meeting, this plan was discussed with City Planner Jay Nielson. Each City Council member was to red-line anything in the plan that they didn’t agree with, return it to Don Hartle, who would then pass it on to Mr. Nielson. Don Hartle stated that he has received every plan but Mr. Leatham’s. Mr. Hartle stated that he will contact Mr. Nielson and set up a time when Mr. Nielson can attend another workshop.

Department Reports:

Carl Leatham – 1) Revitalization Committee – Movie in the Park this weekend – “Cars”. Created a pamphlet about the revitalization committee.

Perry Maughan – 1) Update on roads – making a mess – road base coming this week – will be ready for asphalt in about a month.

Karen Higley – 1) Contact for Fire Department – Clint Kerr  
2) Having issues with email account – contact Ron Case

City Managers/Recorder’s Report:

Don Hartle – 1) Water Conservation Plan – any input – looks good.

2) Christmas Party – Maddox as first choice, Copper Mill as second choice – Saturday, December 6, 2014 as first choice, Saturday, December 13, 2014 as second choice.

At 7:41 p.m., Perry Maughan made a motion, seconded by Carl Leatham, to adjourn the meeting.

**YEA 3**

Karen Higley  
Carl Leatham  
Perry Maughan

**NAY 0**

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Thomas G. Bailey  
Mayor

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Don Hartle  
City Manager/Recorder