

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, July 2, 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 June 27, 2014. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present: Jennifer Leishman Ben Andersen Sean Cudney  
Kendall Leishman Janie Isaacson David Swanson  
Candy Sorensen Mariah Noble Jonathan Cook

Opening Ceremony: Mayor Thomas G. Bailey

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

YEA 5 NAY 0  
Gary Bates  
Karen Higley  
Carl Leatham  
Perry Maughan  
Glenna Petersen

The Council reviewed the minutes of the June 4, 2014 regular City Council meeting. Karen Higley made a motion, seconded by Glenna Petersen, to approve the minutes of the June 4, 2014 regular City Council meeting as presented.

YEA 5 NAY 0  
Gary Bates  
Karen Higley  
Carl Leatham  
Perry Maughan  
Glenna Petersen

The Council reviewed the minutes of the June 18, 2014 regular City Council meeting. Carl Leatham made a motion, seconded by Karen Higley, to approve the minutes of the June 18, 2014 regular City Council meeting as presented.

YEA 3 NAY 0 ABSTAIN 2  
Karen Higley Gary Bates  
Carl Leatham Glenna Petersen  
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, Gary Bates made a motion, seconded by Carl Leatham, to approve the City's bills for payment, represented by check number 17127 through 17159, with the exception of 17155 that will be discussed with Gary Bates and Don Hartle at a later time.

YEA 5 NAY 0  
Gary Bates  
Karen Higley  
Carl Leatham  
Perry Maughan  
Glenna Petersen

Jonathan Cook asked about the property north of the city offices. It is owned by Wellsville City. Mr. Cook asked if he could scheme a little bit concerning the property and discuss it at a future meeting. Mayor Thomas G. Bailey stated that would be acceptable.

Ben Andersen, representing Apex Design Group, met with the City Council concerning a business license. Mr. Andersen stated that he is a partner, and would like to set up an office in Wellsville for civil and structural engineering. Mayor Thomas G. Bailey asked about traffic. Mr. Andersen stated that there would be no traffic to the business. Most of the clients are out of the valley, and they will go to them. Karen Higley asked if this business is in a home. Mr. Anderson stated no. He is renting the old post office located at 55 East Main Street. Carl Leatham stated that the Planning Commission approved the conditional use with no restriction. After discussion, Carl Leatham made a motion, seconded by Perry Maughan, to approve the business license for Apex Design Group.

**YEA 5**

Gary Bates  
Karen Higley  
Carl Leatham  
Perry Maughan  
Glenna Petersen

**NAY 0**

Sean Cudney met with the City Council to discuss the location of the Mountain Man sculpture. Mr. Cudney stated that the property owner where the sculpture currently resides doesn't want anything to do with it anymore. Mr. Cudney asked for suggestions for an appropriate location to move the sculpture. Mayor Thomas G. Bailey asked if Wellsville City will participate in moving the sculpture. Mr. Cudney stated yes, and to agree on a location. Mayor Bailey asked if there would be a cement base. Mr. Cudney stated yes, or footings. The sculpture weighs approximately 8,000 pounds. Mr. Cudney believes that he will need approximately 3 yards of concrete. Glenna Petersen asked where the sculpture is currently located. Mr. Cudney stated it is located at 100 South and Main Street. Karen Higley asked if Mr. Cudney has any ideas where he would like to relocate the sculpture. Mr. Cudney suggested the City Square, the corner of his parents' home, or Wellsville Dam. Mayor Bailey suggested the corner of Main Street and 100 East on the City Square. Perry Maughan stated that he had no problem with moving the sculpture. Ms. Higley asked if there would be a cost to the City to move the sculpture. Mr. Cudney stated that the fuel and labor are all on him, and asked if Wellsville City would participate in the concrete. Mayor Bailey asked if Wellsville City could pay for the concrete. Don Hartle stated yes. Gary Bates asked if anyone had thought about long-term, and if any individuals would carve or climb on the sculpture. Mayor Bailey stated that he would worry if the sculpture was located at Wellsville Dam. Mr. Bates stated that everyone needs to be aware that it could happen. After discussion, Perry Maughan made a motion, seconded by Glenna Petersen, to move forward with the Mountain Man sculpture and to contribute \$300 towards a concrete base.

**YEA 5**

Gary Bates  
Karen Higley  
Carl Leatham  
Perry Maughan  
Glenna Petersen

**NAY 0**

The City Council discussed for possible approval the purchase of a tractor. Don Hartle stated that Wellsville City owns a John Deere tractor that is used for mowing the City streets. The engine seized. The cost to fix it is \$10,000 to \$11,000. The value of the tractor is \$10,000. Mr. Hartle has 2 quotes. The first quote is for a 2-wheel drive tractor, which is \$44,358.65. The second quote is for a 4-wheel drive tractor, which is \$50,316.08. Mr. Hartle stated that he also looked into leasing a tractor. Wellsville City would have to commit by June 1 of every year for 4 months. The cost is \$2,625 per year for a 2-wheel drive tractor. There is a 5-year commitment, and Wellsville City receives a new tractor each year. Wellsville City would be allowed to use the tractor for 250 hours each year. Gary Bates asked if 250 hours would cover Wellsville City for the 4 months. Mr. Hartle stated yes. Mr. Hartle stated that he recommends leasing a tractor instead of purchasing it. Perry Maughan asked what the cost would be to lease a 4-wheel

drive tractor. Mr. Hartle stated that he didn't receive a quote to lease a 4-wheel drive tractor. Mr. Bates asked if Wellsville City could share a lease with another city. Mr. Hartle stated that Wellsville City would be responsible for all repairs to the tractor. Mr. Maughan stated that he would like to see a quote on a lease for a 4-wheel drive tractor. Mr. Bates asked what company the lease is through. Mr. Hartle stated that the company is Stotz, and it is through a state contract. Glenna Petersen asked what Wellsville City would do with the existing mower. Mr. Hartle stated that he would surplus it out, and put it up for bid. Mr. Bates asked about a sweeper for the tractor to sweep streets. Mr. Hartle stated that Wellsville City would need a sweeper with a vacuum attachment. Mr. Maughan asked that Wellsville City look at a quote to lease a 4-wheel drive tractor. Mr. Hartle stated that he is not convinced that Wellsville City needs a 4-wheel drive tractor. Mr. Hartle suggested that the City Council approve a contract up to a certain dollar amount, and that the decision be left up to the Public Works department, Mayor Bailey, and himself. After discussion, Gary Bates made a motion, seconded by Glenna Petersen, to approve up to \$3,000 annually for a lease on a John Deere tractor for Wellsville City to use as a mower, that the contract be for 5 years, 250 hours per year, and that Wellsville City receives a new tractor each year.

**YEA 5**

**NAY 0**

Gary Bates  
Karen Higley  
Carl Leatham  
Perry Maughan  
Glenna Petersen

The City Council reviewed and awarded the contract for the asphalt work on City streets. Don Hartle stated that he received 2 bids. They are as follows:

Staker-Parsons	\$58.00/ton
LeGrand Johnson	\$56.00/ton

Mr. Hartle recommended that Wellsville City award the contract for the asphalt work on City streets to LeGrand Johnson. After discussion, Perry Maughan made a motion, seconded by Glenna Petersen, to award the contract for the asphalt work on City streets to LeGrand Johnson.

**YEA 5**

**NAY 0**

Gary Bates  
Karen Higley  
Carl Leatham  
Perry Maughan  
Glenna Petersen

#### Department Reports:

Carl Leatham – 1) Appreciated that Mayor Bailey asked about the opinion of the Planning Commission concerning the business licenses. It lets individuals know that the discussion held with the Planning Commission matters.

2) Along South Center, there is a tree limb hanging from the telephone line – call the utility company.  
3) Asked that the City Council think about paving the area in front of the First Responder building.  
4) Business License/Conditional Use – several businesses not living up to conditions. Discussed South Valley RV, Good Timber, and Weeks Berries. Discussed compliance officer. Streamline procedure – Wellsville City be more business friendly. Discussed raising business license fee.

Gary Bates – 1) 100 East – asphalt falling off in a few spots.

2) Karen Higley was to ask Millville City about taxes – has not received a return call.

3) Fielding, UT – reviewed city office and repair shed – steel building.

4) Letter concerning Lindsay mailbox – discussed 2 weeks ago, will move in the fall. Asked that Don Hartle write another letter giving him 30 days to move the mailbox.

5) Sunday, July 6, 2014 – Music in the Park

Glenna Petersen – 1) Phyllis Sheen – asked if Wellsville City would be interested in sponsoring a tag for Cache Valley Unplugged to be handed out at Founder’s Day – ask her to see if any business in Wellsville would be interested in sponsoring it.

2) Attended Sherwood Hills Anniversary.

3) Sidewalk – cement completed yesterday. Discussed a piece of sidewalk that collapsed because of irrigation water – has been that way for years.

Karen Higley – 1) Complimented Don Hartle – water pressure is excellent.

2) 200 East across Highway 89/91 – no street sign – will get one made.

City Managers/Recorder’s Report:

Don Hartle – 1) Handed out new zoning map – recently updated.

2) July 16, 2014 – City Council will hear appeals concerning truck stop.

At 7:30 p.m., Gary Bates made a motion, seconded by Glenna Petersen, to go out of regular City Council meeting. and into executive session.

<u>YEA 5</u>	<u>NAY 0</u>
Gary Bates	
Karen Higley	
Carl Leatham	
Perry Maughan	
Glenna Petersen	

At 7:30 p.m., Gary Bates made a motion, seconded by Glenna Petersen, to go into executive session.

<u>YEA 5</u>	<u>NAY 0</u>
Gary Bates	
Karen Higley	
Carl Leatham	
Perry Maughan	
Glenna Petersen	

At 8:05 p.m., Glenna Petersen made a motion, seconded by Carl Leatham, to go out of executive session.

<u>YEA 5</u>	<u>NAY 0</u>
Gary Bates	
Karen Higley	
Carl Leatham	
Perry Maughan	
Glenna Petersen	

At 8:05 p.m., Carl Leatham made a motion, seconded by Gary Bates, to return to regular City Council meeting.

<u>YEA 5</u>	<u>NAY 0</u>
Gary Bates	
Karen Higley	
Carl Leatham	
Perry Maughan	
Glenna Petersen	

After discussion, Gary Bates made a motion, seconded by Karen Higley, to authorize Don Hartle to continue working with Cache Landmark Engineering and Cache County in securing the 5 +/- acres that was discussed.

YEA 5  
Gary Bates  
Karen Higley  
Carl Leatham  
Perry Maughan  
Glenna Petersen

NAY 0

At 8:07 p.m., Carl Leatham made a motion, seconded by Gary Bates, to adjourn the meeting.

YEA 5  
Gary Bates  
Karen Higley  
Carl Leatham  
Perry Maughan  
Glenna Petersen

NAY 0

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Thomas G. Bailey  
Mayor

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Don Hartle  
City Manager/Recorder