

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, November 19, 2014, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey, Councilwomen Karen Higley, Councilmen Carl Leatham and Perry Maughan. City Manager/Recorder Don Hartle and City Planner Jay Nielson were 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 November 14, 2014. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

Others Present: Jennifer Leishman Carolee Hammel Kathryn Broughton
Robyn Bankhead Clair Gunnell Art Smith
Janie Isaacson Kendall Leishman Sierra Copeland
Jonathan Cook

Opening Ceremony: Perry Maughan

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

YEA 3 NAY 0
Karen Higley
Carl Leatham
Perry Maughan

Councilman Gary Bates arrived at the meeting at 6:02 p.m.

The Council reviewed the minutes of the November 5, 2014 regular City Council meeting. Perry Maughan made a motion, seconded by Karen Higley, to approve the minutes of the November 5, 2014 regular City Council meeting as presented.

YEA 4 NAY 0
Gary Bates
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, Carl Leatham made a motion, seconded by Perry Maughan, to approve the City's bills for payment, represented by check number 17564 through 17591.

YEA 4 NAY 0
Gary Bates
Karen Higley
Carl Leatham
Perry Maughan

Robyn Bankhead thanked the City Council for their service. Ms. Bankhead stated that she thought the City Council read the minutes from the Planning Commission meeting. Ms. Bankhead stated that she was informed that the City Council doesn't read the minutes because they haven't been approved. Ms. Bankhead suggested that the City Council consider waiting to make a decision on certain issues until after the minutes from the Planning Commission meeting have been approved and the City Council has had time to review the minutes. Ms. Bankhead stated that she understands that Carl Leatham attends the Planning Commission meetings as a representative of the City Council. Mayor Thomas G. Bailey stated that waiting for the minutes to be approved would delay decisions another 2 weeks. Citizens already complain about how slow city government is.

Kathryn Broughton stated that Mark Broughton is out of town, but wrote a letter to the City Council and asked if she could read aloud. Mayor Thomas G. Bailey stated no. All of the members of the City Council received a copy of the letter.

The City Council considered for approval the preliminary plat for the Murray Creek Subdivision, consisting of a total of 2 lots on property at 88 West 500 South. Mayor Thomas G. Bailey stated that this subdivision has been discussed in previous meetings. Carl Leatham stated that the Planning Commission approved the preliminary plat contingent upon the address being changed and the utility lines drawn. The results from the Board of Adjustments hearing have been continued as they are waiting from an opinion from City Attorney Bruce Jorgensen. Don Hartle stated that the plat that the City Council in their possession has the corrections made to it that were requested from the Planning Commission. After discussion, Carl Leatham made a motion, seconded by Perry Maughan, to approved the preliminary plat for the Murray Creek Subdivision, consisting of a total of 2 lots on property at 88 West 500 South.

YEA 3

Gary Bates
Carl Leatham
Perry Maughan

NAY 1

Karen Higley

Councilwoman Glenna Petersen arrived at the meeting at 6:15 p.m.

The City Council continued their consideration for a possible decision based on the recommendation of the Planning Commission that property at 185 East 800 South, owned by Mark and Kathryn Broughton, not be rezoned for RA-1 to R-1-12. Mayor Thomas G. Bailey stated that at the last meeting, a public hearing was held concerning this issue, and the City Council voted to send it back to the Planning Commission. Mayor Bailey stated that the City Council had received a letter from Mark Broughton concerning this issue. Carl Leatham stated that the Planning Commission again rejected the rezone because of the sewer and the complications that are involved. Gary Bates asked if those residents in the R-1-12 zone in the area are on sewer. Don Hartle stated yes. Carl Leatham stated that in reference to Mr. Broughton's letter, the issues that he raises are all pre-existing conditions. Mr. Leatham stated that he is concerned that Wellsville City is creating a situation that is non-conforming. Mr. Leatham stated that the Cooper family was told that they couldn't have any more building lots until the sewer line is installed. The high water table is also a concern. After discussion, Carl Leatham made a motion, seconded by Gary Bates, to approve property at 185 East 800 South, owned by Mark and Kathryn Broughton, not be rezoned for RA-1 to R-1-12.

YEA 4

Gary Bates
Karen Higley
Carl Leatham
Glenna Petersen

NAY 1

Perry Maughan

The City Council reviewed for conditional approval of a resolution entitled "Wellsville Moderate Income Housing Plan". Carl Leatham stated that the Planning Commission reviewed and reworked it. There are several significant changes. Most of the changes that were requested by the City Council were implemented. Mayor Thomas G. Bailey stated that he likes that Wellsville City could begin its own welcome home program. Mayor Bailey stated that the current plan concerning having one multiple family housing unit per block. Mayor Bailey stated that he thinks this plan has been very well done. City Planner Jay Nielson reviewed some of the changes that were made with the City council. Mr. Leatham stated that in several places where the plan stated "city should", it now states "city could". It gives the plan more flexibility. Don Hartle stated that this is not in resolution form because he wants to make sure this plan is what is wanted. Perry Maughan stated that he would like to see this plan scored before it is adopted. Mr. Nielson stated that he didn't know what this plan would score. He believes that the first plan scored 7.2. Gary Bates asked what the score meant. Mayor Bailey asked Mr. Nielson what the score meant. Mr. Nielson stated nothing really. Mayor Bailey stated that the law states that the city must submit a plan. Karen Higley stated that she thought the plan looks good. After discussion, Karen Higley made a motion, seconded by Glenna Petersen, to conditionally approve a resolution entitled "Wellsville Moderate Income

Housing Plan”.

YEA 4

Gary Bates
Karen Higley
Carl Leatham
Glenna Petersen

NAY 1

Perry Maughan

The City Council continued consideration of capital facility needed and locations. Don Hartle stated that last Thursday, the restroom tilted enough that the waste is missing the pipe with the toilet is flushed. Mr. Hartle stated that they are working on scabbing together a platform so that the toilet can be reset. The floor joist is completely rotted through and bowed. Mr. Hartle stated that jacking up the building and pouring a new floor of either cement or wood will cost between \$50,000 and \$100,000. Gary Bates asked what the size of the building is. Mr. Hartle stated that it is approximately 80 feet by 23 feet. Mayor Thomas G. Bailey stated that Steele Buildings will build an office for approximately \$80 per square foot. There are metal studs, and a metal roof. The inside is sheet rocked and painted. The exterior can have anything on it. Mayor Bailey stated that the location of the maintenance shed also needs to be discussed. Mayor Bailey asked Mr. Bates if he had spoken with City Engineer Chris Breinholt. Mr. Bates stated that he thought Mr. Hartle was going to talk to him. Mr. Bates stated that he thinks Wellsville City should proceed with completing the right kind of assessment for the maintenance shed to be located at the gravel pit. Mr. Bates stated that there are pros and cons for combining both buildings. The downside of combining both buildings is that Wellsville City would give up their presence on Main Street. The upside is that the utility costs could be shared by all departments. Kendall Leishman stated that a pre-fabricated office could be built for approximately \$45 per square foot. Perry Maughan stated that there is no drawn plan as to what is wanted and where it would be located. Mr. Bates asked if Wellsville City had any interest in Wellsville Elementary. Mr. Maughan stated that a decision on the design of the building needs to be made. Mr. Maughan stated that the maintenance shed should not be located next to the Wellsville City office building. Mayor Bailey stated that in order to ask for bids, the location needs to be determined. Mr. Maughan stated that he thinks the office building should be built on the Parker property because there is room to expand if needed. Karen Higley stated that Wellsville Elementary would be given to Wellsville City for free and the money used to build a building could be used for renovations. There is also the opportunity to add on if needed. Mr. Maughan stated that if the Cache County School District can't afford the current Wellsville Elementary, he asked how Wellsville City could afford it. Carl Leatham asked what the school district is willing to do, and stated that Wellsville City should require a hard copy of the agreement with the school district. Mr. Bates stated that he doesn't know what the cost would be to use the current Wellsville Elementary, but it shouldn't be taken off the table. Mr. Maughan stated that a new building would be good for the citizens of Wellsville to take pride in and ownership of. Mayor Bailey stated that the options are as follows: tear down and rebuild, build on the existing empty lot, move someplace else, or Norm Leatham has 2 lots for sale on Main Street. Mr. Bates stated that Wellsville City could rent a modular building while a new building is being built. Mr. Bates stated that there is no reason to evacuate downtown because there is enough space to build a new city office building. Mayor Bailey stated that if they stay in downtown, Wellsville City would tear down the existing city office and the cinderblock building next to it. Mr. Maughan asked about the fire department expanding. Mayor Bailey suggested moving the fire department to the Parker property. Mr. Bates asked what Wellsville City would do with the float. Mayor Bailey stated that Wellsville City would replace the cinderblock building with a steel building which is approximately \$25 per square foot. Mr. Bates asked if the school district is using the portable classrooms. Mayor Bailey stated yes. Mayor Bailey stated that Wellsville City could have everything ready to go by May and rent the modular office for the summer. The advantage of a steel building is that they have their own engineers. They can design a building, but it can't be designed until a location is decided. Mr. Bates stated that public hearings should be held for support of this project. Mayor Bailey stated that he and Mr. Hartle have discussed this issue and believes that they can build a city office building without borrowing any money. Mr. Hartle asked what the minimum reserve the City Council wants in each fund. The law states that the General Fund must have a minimum of 5% and not to exceed 25% of the next year's projected General Fund revenues. Mr. Bates stated that they would need to decide how big of a building to build and if it is feasible to use \$300,000 for the city office building. Ms. Higley asked if it would be possible to sell 1 or 2 building lots at the Parker property and still have adequate property to build an office building and

parking. Mayor Bailey stated that there would be a \$50,000 to \$75,000 sewer bill at the Parker property. Mr. Bates asked if Wellsville City is interested in the current Wellsville Elementary school. Mayor Bailey stated that building a new building would be cheaper than to bring the school up to code. Mr. Maughan stated that the employees and citizens of Wellsville City deserve a nice building. Mr. Maughan stated that Wellsville City should do it right the first time. Carl Leatham stated that he is concerned about money and would like to have a cushion as they do now. After discussion, Perry Maughan made a motion, seconded by Carl Leatham, to tear down the current city office and cinderblock building, rent a modular building or another suitable place, and design a building that Wellsville City would like and be proud of.

YEA 4

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan

NAY 1

Glenna Petersen

Mayor Thomas G. Bailey asked the City Council if they would like to invite someone to design a building. Perry Maughan stated that he would like to appoint Mayor Bailey, Don Hartle, Gary Bates, and Karen Higley to design a building. Karen Higley stated that she would have her husband draw a couple of different drawings with suggestions from Don Hartle and employees that work in the office. The public works building will be put on hold. The preliminary work on the public works building will be completed.

After discussion, Gary Bates made a motion, seconded by Carl Leatham, to investigate the sale and the Parker property, to continue discussions with the Parker family to develop 2 to 3 building lots and if it is palatable to the people who sold the Parker property to Wellsville City. Also, to continue discussion on other property that is owned by Wellsville City in order to sell it and offset the new city office building.

YEA 5

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

NAY 0

Department Reports:

Carl Leatham – 1) Asked Jonathan Cook to help Wellsville City modernize things in City Council meeting. Jonathan Cook gave a presentation about technology concerning tracking business licenses and maps with layers. Mr. Cook stated that there are technology, education, and facility grants.

Gary Bates – 1) Darren Fristrup has asked to be excused as the baseball director. Mr. Bates has some names that he is thinking about and will come back to the City Council for approval in the next couple of weeks.

Perry Maughan – 1) Cemetery – nice monument that trees are growing up in front of. Asked if Public Works could remove them – yes.

- 2) Asked if the disbursements could be put on the computer and in a bigger font so that they can be read.
- 3) Grants – Gary Bates received information from the League of Cities and Towns – asked if the City Council was interested in pursuing a good grant writer. Asked that the City become more aggressive in pursuing grants.
- 4) Asked that the City look into earning more interest on the money that is in savings. Don Hartle stated that the State of Utah has regulations as to what a City can and can't do with their money.
- 5) 30-year old plow truck – the sander went out on it – working on getting it fixed.

Glenna Petersen – 1) Sidewalk Committee – asked that they be added to the December 5, 2014 agenda. They have a plan to get the children safely to school.

2) After the 5:00 p.m. meeting at the open space in the Mount Sterling Estates Subdivision last week, nothing more was said about it. Gary Bates stated that he will write something up for the next meeting that the City Council could review. Mr. Bates asked that it be added to the December 5, 2014 agenda.

At 8:08 p.m., Glenna Petersen made a motion, seconded by Perry Maughan, to adjourn the meeting.

YEA 5

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

NAY 0

Thomas G. Bailey
Mayor

Don Hartle
City Manager/Recorder