

MINUTES of the regular City Council meeting of Wellsville City held Wednesday, January 21, 2015, at the Wellsville City Offices at 75 East Main. City officials present were Mayor Thomas G. Bailey, Councilwoman Karen Higley, Councilmen 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 January 16, 2015. The meeting was called to order at 6:00 p.m. by Mayor Thomas G. Bailey.

<u>Others Present:</u>	Jennifer Leishman	Jennifer Chambers	Brian Chambers
	Jay Davis	Ruth P. Maughan	Tom Maughan
	Laurie Christensen	Corey Cozzens	Mel Larsen
	David Swanson	Barbara Swanson	Scott Gary
	Art Smith	Jonathan Cook	

Opening Ceremony: Karen Higley

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.

<u>YEA 3</u>	<u>NAY 0</u>
Karen Higley	
Carl Leatham	
Perry Maughan	

Payroll is approved through the budget, therefore, the checks approved in the City Council minutes aren't in numerical order from City Council meeting to City Council meeting as the City uses the same checking account for payroll and accounts payable. After review and discussion, Karen Higley made a motion, seconded by Perry Maughan, to approve the City's account payables bills for payment, represented by check number 17831 through 17862.

<u>YEA 3</u>	<u>NAY 0</u>
Karen Higley	
Carl Leatham	
Perry Maughan	

David Swanson stated that the website is not working, and wondered if it was being updated. Mayor Thomas G. Bailey stated that Councilwoman Glenna Petersen is over the website. Mr. Swanson stated that the email links are not working. Mayor Bailey stated that he didn't know anything about it. Don Hartle asked for Mr. Swanson's phone number and would have Ron Case contact him.

Corey Cozzens asked what the speed limit is from Main Street to 200 West. The sign that is posted is that it is 25 MPH unless otherwise posted. Mr. Cozzens stated that he has seen individuals drive along that street at 40 to 45 MPH. Ms. Cozzens stated that law enforcement can park in his driveway if they need to. Carl Leatham stated that he will pass this information to Cache County Sheriff's Office.

Jennifer Chambers met with the City Council for a business license. Jennifer Chambers stated that she would like to operate a preschool from her home. Carl Leatham stated that the Planning Commission asked the usual questions, and they approved the conditional use permit with no restriction. Perry Maughan asked where her home was located. Ms. Chambers stated that her address is 67 West 1450 South. After discussion, Carl Leatham made a motion, seconded by Karen Higley, to approve the business license for Jennifer Chambers.

<u>YEA 3</u>	<u>NAY 0</u>
Karen Higley	
Carl Leatham	
Perry Maughan	

The City Council reviewed for approval a resolution establishing the duties, appointing personnel to statutory offices, and renewing appointments to the Planning Commission, Board of Adjustments, and Historic Commission. Don Hartle stated that there were a couple of minor changes. Paul Egbert's term on the Planning Commission was expiring and Paul Cooper's term on the Board of Adjustments was expiring. Mr. Hartle stated that Mayor Thomas G. Bailey spoke with both individuals, and they would like to continue serving. Mr. Hartle stated that Mayor Bailey asked the City Council if there were all happy with their department assignments, and everyone agreed. After discussion, Karen Higley made a motion, seconded by Perry Maughan, to approve **RESOLUTION 2015-01 ESTABLISH THE DUTIES AND RESPONSIBILITIES FOR THE CITY COUNCIL, APPOINT PERSONNEL TO THE STATUTORY OFFICES OF RECORDER, TREASURER, AND CITY MANAGER. ALSO, RENEW APPOINTMENTS TO THE PLANNING COMMISSION, BOARD OF ADJUSTMENTS, AND HISTORICAL COMMISSION.**

YEA 3

NAY 0

Karen Higley
Carl Leatham
Perry Maughan

At 6:30 p.m., conduct a public hearing to receive public input, then consider for approval a Concept Plan for the JJD Subdivision, consisting of a total of 2 residential building lots on property on the south side of 400 North at approximately 160 East (the north portion of the old cheese plant property). Mayor Thomas G. Bailey reviewed the rules of a public hearing. Jay Davis stated that he would like to split 2 building lots from the rest of the property for 2 single-family homes. Mayor Bailey asked if there was any public comment. There was none.

At 6:32 p.m., the public hearing was closed.

Carl Leatham stated that the Planning Commission discussed this subdivision in great length. They did approve the concept plan. Perry Maughan stated that he has some concerns because of the irrigation that runs through the property for the Northfield Irrigation Company. Jay Davis stated that he will create an easement on the plat so that it be on public record. Mr. Leatham asked about the open ditch to the north. Mr. Davis stated that he has never seen water on the ground. Mr. Maughan suggested contacting Scott Hendry about this issue. Mayor Thomas G. Bailey stated that the City Council may require the Northfield Irrigation Company to sign off on this subdivision. After discussion, Carl Leatham made a motion, seconded by Karen Higley, to approve a Concept Plan for the JJD Subdivision, consisting of a total of 2 residential building lots on property on the south side of 400 North at approximately 160 East (the north portion of the old cheese plant property).

YEA 3

NAY 0

Karen Higley
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The City Council discussed 2015 municipal elections. Don Hartle stated that per state statute, the City Recorder is responsible for elections. Mr. Hartle is proceeding on it. There will be a notice published in this Sunday's paper. There will be no mailed ballots. Those up for re-election are: Gary Bates, Carl Leatham, and Glenna Petersen. A citizen of Wellsville City can file from June 1, 2015 to June 8, 2015. The elections will be held at the LDS Church at 49 West 200 South. The building has been scheduled.

The City Council heard a presentation by City Manager/Recorder on the City financial condition, and a proposal on meeting some of the City capital needs. Don Hartle stated that he discussed with Perry Maughan and Tom Maughan all the time that if there is a job to be done, residents feel better about each public works employee going down the road in a different truck than in the same truck. It is not reality, but what is perceived. Mr. Hartle stated that he is tired of the rumors that are going around the community. Mr. Hartle stated that the rumors are that he hides money and they go on from there. Mr. Hartle reviewed and explained the audit report. Some people forget, to a degree, of the progress that has been made.

Mr. Hartle stated that he was appointed by Mayor Jack Leatham in 1985 as City Manager. Wellsville City has made good progress since 1985. There isn't anyone that comes in Mr. Hartle's office and asks a question that he doesn't attempt to answer. Mr. Hartle showed the City Council a book of every deposit that has been made since 1985. It is balanced every month with the bank statement. Mr. Hartle stated that it takes a long time to make progress, and Wellsville City should be proud of the progress that it has made. Mr. Hartle stated that since he came on board in 1985, 82% of the roads in Wellsville City have been rebuilt and paid for. Mr. Hartle stated that he was told between 1981 and 1985, 2 blocks of road was completed. He is unable to verify that information. Mr. Hartle stated that on the west side of Cache Valley, from the north to the south, there is only a 2 to 3 mile stretch of good water, and it is in Wellsville City. Mr. Hartle stated that Wellsville City wears pants with 5 pockets. Those pockets are as follows: Storm Water, Sewer, Water, Capital Facilities, and General Fund. Mr. Hartle stated that it will be a challenge to put next year's budget together because of the new laws that are now in place. Water for cemeteries and parks now has to be paid for from those facilities budgets. Mr. Hartle stated that Wellsville City will have to come up with some type of program, which he is working on. Mr. Hartle stated that Mayor Ruth P. Maughan and Mayor Thomas G. Bailey can attest to the fact that they routinely discuss and talk in detail the financial shape of Wellsville City. Mr. Hartle handed out a copy of the audit report dated June 1985. In 1985, the sewer fund showed a negative balance of \$102,764, the water fund showed a negative balance of \$76,045, and the General Fund showed a negative balance of \$108,591, and owing \$30,000 to the Perpetual Care fund. Mr. Hartle showed the City Council a book of every cent that has been spent on capital projects since 1985. Mr. Hartle stated that the City Council has discussed for some time capital needs of the City. Mr. Hartle stated that there is some money in the City that is restricted and some that is non-restricted. Mr. Hartle stated that Wellsville City is in need of a City office building, and in his opinion, a public works facility. Mr. Hartle stated that in years past, Wellsville City has never spent Parks & Recreation impact fees. In the last 10 years, Wellsville City has spent over \$750,000 at the Wellsville Reservoir. Some of the monies have come from grants, but most of it has come from the impact fees and the General Fund cash flow, which are now in the red about \$60,000. That \$60,000 will be paid back as more impact fees are collected. Mr. Hartle showed the City Council a schedule of the monies that have been spent on capital projects. Since 1985, Wellsville City has spent a total of \$12,542,497.34 on capital projects. Mr. Hartle reviewed with the City Council the long-term debt of Wellsville City. In 1985, Wellsville City had long-term debt of a total of \$864,274. On January 2, 2015, Wellsville City had long-term debt of a total of \$876,111. During the November 19, 2014 City Council meeting, it was said that if Wellsville City has money, spend it. Mr. Hartle stated that the money can be spent, but Wellsville City needs to remain solvent. Mr. Hartle reviewed with the City Council a combined cash chart. In restricted funds, Wellsville City has \$1,360,246.04. In unrestricted funds, Wellsville City has \$1,542,843.31, for total cash of \$2,903,089.35. Mr. Hartle reviewed with the City Council the percentage each fund should pay for a City office building and public works facility. The General Fund should pay 50%, the water fund should pay 20%, the sewer fund should pay 20%, and the storm water fund should pay 10%. Mr. Hartle stated that with those percentages, there is \$1,512,088 to spend on a City office building and a public works facility. Mr. Hartle stated that this is his recommendation. Mr. Hartle stated that if the City Council proceeds with his suggestion, he wanted to make one thing clear. Wellsville City will not go over budget on these projects. Perry Maughan asked to discuss the percentage that sewer and water rates have been raised over the years. Mr. Hartle stated that he doesn't have that information. Mr. Hartle stated that last year, there was discussion concerning raising property taxes. It was decided not to raise property taxes at that time. Mr. Hartle stated that in next year's budget, he is proposing raising water rates by \$1.00 per month and sewer rates by \$2.00 per month. Mr. Hartle stated that he is also proposing raising the energy use and franchise fees from 5% to 6%. Mr. Hartle stated that the matter is now in the hands of the City Council. Mayor Thomas G. Bailey stated that he is very grateful for past Mayors, past City Council members, and the current City Council. Mayor Bailey stated that he is also grateful for Mr. Hartle and all the work that he does for Wellsville City. Mayor Bailey stated that things have changed since 1985. Mayor Bailey stated that this issue has been talked to death, and that it is time to move forward. Mr. Hartle handed out copies of 2 different sets of plans for a City Office.

Department Reports:

Carl Leatham – 1) Speed limits – discussed with Cache County Sheriff’s Office. They no longer have mobile trailers for showing the speed limit. They will increase their presence in Wellsville
2) FYI - Sherwood Hills met with the Planning Commission last week to increase their clients from 65 to 91. The concerns from the Fire Department about false alarms were addressed. A fee will be charged. The City Council will determine the fee and Wellsville City will implement it. Mr. Leatham recommended discussing the amount of the fee with Fire Chief Clink Kerr.

Mayor Thomas G. Bailey – 1) Asked if Don Hartle had received a call from Sheriff Chad Jensen – No. Mr. Hartle stated that he received a call from the County Auditor asked where the check was for the contract between Wellsville City and Cache County Sheriff’s Office. Mayor Bailey stated that he was in a meeting with Sheriff Jensen who stated he would be contacting each City to discuss the contracts. Mayor Bailey stated that he was very impressed with Sheriff Jensen.
2) Thanked Councilwoman for her work on the Wellsville City Princess Pageant.

Perry Maughan – 1) Shade Tree and Beautification Committee – There are some trees about the new church in Mt. Sterling that the committee will be tearing out and replacing.
2) Roads – asked that the City Council look for roads to be redone as they drive around. Mr. Maughan stated that he would appreciate their input.

Karen Higley – 1) Attended the radon clinic – about 40 people were in attendance.
2) Beehive Drive – received an email – thinks it would be a great opportunity for Wellsville City. Mayor Bailey will discuss it with the Youth Council.
3) Miss Wellsville Scholarship Pageant will be held on April 11, 2015. Asked if she would post information about the pageant on the website and in the newsletter. The pageant is for girls ages 16 to 18.

At 7:58 p.m., Carl Leatham made a motion, seconded by Perry Maughan, to adjourn the meeting.

YEA 3
Karen Higley
Carl Leatham
Perry Maughan

NAY 0

Thomas G. Bailey
Mayor

Don Hartle
City Manager/Recorder