

MINUTES of a special City Council meeting of Wellsville City held Monday, August 10, 2015, 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 August 6, 2015. The meeting was called to order at 7:00 p.m. by Mayor Thomas G. Bailey.

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|------------------------|--------------------|------------------|----------------|
| <u>Others Present:</u> | Jennifer Leishman | Justin Campbell | Dave Watts |
| | Leslie Wood | Newell Crookston | Jonathan Cook |
| | Roger Cook | Sharon Cook | Allison Cook |
| | Rick Stednitz | Cindy Stednitz | Karma Leatham |
| | Laurie Christensen | Art Smith | Marcene Parker |
| | Ruth P. Maughan | | |

Opening Ceremony: Gary Bates

The Council reviewed the agenda. Mayor Thomas G. Bailey added a report on the meeting that was held with Cache County School District. Carl Leatham made a motion, seconded by Glenna Petersen, to approve the agenda with the addition.

YEA 5

NAY 0

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

The City Council met with Raymond Construction and the design build team of the new City Office to present a revised plan for possible approval by the City Council of the exterior and the interior of the building. Don Hartle handed out copies of the revised plan to the City Council. Justin Campbell reviewed the major changes on the revised plan. Mr. Campbell stated that the Mayor's Office has been relocated, the storage room is small, the records storage room is larger, and the plan shows square footage in the northeast corner being used. Mr. Campbell stated that the roof plan is more simplified. There is a covered porch in the northeast corner for the generator. Mr. Campbell stated that the corridor runs the full length of the building to reach outside. Mr. Campbell stated that the square footage listed on the plan is incorrect. The correct square footage is 6,105 square feet. Mayor Thomas G. Bailey asked if the City Council room is 1,608 square feet. Mr. Campbell stated that is correct. Mayor Bailey stated that the last plan listed the City Council room at approximately 1,300 square feet. Mr. Campbell stated that is correct. Karen Higley asked what the estimated cost of the revised building is. Newell Crookston stated that he would like to put the plan out to the sub-contractors for bids before he gives a final cost. Mr. Crookston stated that the cost for the extra square footage is approximately \$100 per square foot. Glenna Petersen asked if that cost included the covered porch in the northeast corner. Mr. Crookston stated yes. Mr. Crookston stated that the outside walls stay the same. There is not a lot of extra cost to cover the porch in the northeast corner. Mr. Crookston stated that 1 door and 18 feet of wall is being added to the plan. Ms. Higley asked what the square footage was of the first plan. Leslie Wood stated that the square footage of the original plan was 5,362 square feet. Mr. Campbell stated that there are revised elevations. Mr. Campbell stated that windows have been added in the City Council room, a window has been added to the Mayor's Office, and there are no windows in the storage areas. Ms. Higley asked if the City Council wanted windows in the City Council room. Mayor Bailey stated that the current City Council room has one window and that it would be nice for ventilation. Carl Leatham stated that the revised plan looks good. It answers a lot of questions. Mr. Leatham stated that the additional space will cost approximately \$74,000, which is well over budget, and asked if Wellsville City can afford it. Gary Bates stated that the last plan showed the cost at \$111 per square foot, and he was hoping that the additional space cost would come in less than \$100 per square foot. Mr. Crookston stated that the plan needs to be sent to the sub-contractors to get prices from them. Ms. Higley stated that she is opposed to the increase in budget and the increase of space. The original plan is plenty big, and it is not up to Wellsville City to provide a meeting place for families or a reception center.

Mayor Bailey stated that the current City Council room is 617 square feet. The original plan showed the City Council room as 1,302 square feet. The revised plan adds approximately 300 square feet more to the City Council room. Ms. Higley stated that the original plan already doubles the size of the current City Council room. Perry Maughan stated that he agrees with Councilwoman Higley. The City Council already approved \$100,000 more for the City Office building, and now wants an additional \$74,000. Mr. Bates stated that he was hoping the cost would come in around \$40,000 to \$50,000, but the extra space is not worth \$74,000. Mr. Leatham stated that he agrees with the City Council members, but it was worth reviewing the plans. Mr. Leatham stated that what concerns him is that Wellsville City does have some meetings that they have had to move to the tabernacle or the school gymnasium, and he doesn't like depending on others for the cities' needs. After discussion, Karen Higley made a motion, seconded by Gary Bates, to move forward with the original plan with the size of 5,362 square feet.

YEA 5

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

NAY 0

The City Council met with Jonathan Cook to discuss the proposed new City Office. Jonathan Cook stated that he would like to discuss with the City Council that the decision that they made concerning the exterior finish of the new City Office building is truly the right decision. Mr. Cook stated that everyone in attendance has the same goal in mind and that is to have a nice City Office building. Mr. Cook stated that some people like the City Square, and some people like the tree-lined streets. Mr. Cook stated that what has not been addressed is the appearance of the building and what is considered a nice building. Mr. Cook stated that the exterior of the building that has been selected is a watered-down visual character of Wellsville City. Mr. Cook stated that the exterior is similar to that of an LDS church, but is missing the steeple. Mr. Cook handed out some pictures of church house buildings. Mr. Cook stated that the City Council all liked the brick, but brick is not the only option. Mr. Cook stated that people judge on first appearances. Mr. Cook fears that if Wellsville City builds what has been voted on, it will harder to continue the vision that the City Council has. Mr. Cook stated that the exterior of the building could be made timeless with cheaper materials. Perry Maughan stated that he likes the brick building and it holds its value. Mr. Cook stated that the building is over budget. Gary Bates stated that Mr. Cook needs to be careful about claiming the building is over budget. The budget was set at \$500,000 and the City Council voted to increase the budget to \$600,000. Mayor Thomas G. Bailey stated that brick doesn't fade like other materials do. Mr. Bates stated that Wellsville City was given the counsel to not design a building that becomes dated. Wellsville City was told to stay away from pillars and timbers, and build a more traditional building. Mr. Cook stated that what has been voted on is already dated. Carl Leatham stated that a metal building had dents and fades. A metal building had a warehouse look. Mr. Cook stated that the goal is to have a timeless building, a modern style of building. Mr. Cook handed out a picture of a building that he designed with hardy board. Glenna Petersen stated that the front of the building that Mr. Cook designed reminds her of a hardware store. Karen Higley stated that everyone has a difference of opinion. Ms. Higley stated that Wellsville City is dragging their feet on this project and that it will cost more because of the delays. Ms. Higley stated that she likes the brick because it will bring up the value of the building. Mr. Cook referred to the Daybreak community located in South Jordan. Most of those homes have more value than when the development started, and very few have brick. Ms. Higley stated that location is key to that community. Ms. Higley stated that she still like the brick. Mayor Thomas G. Bailey referred to a home between Wellsville and Mendon that has stucco on the southwest side and the facade has been replaced twice because water gets in behind it. Most of the storms that Wellsville City experience are from the south. Perry Maughan stated that he appreciates Mr. Cook's input and time on this issue. After discussion, Perry Maughan made a motion, seconded by Karen Higley, to move forward with the decision that has been made concerning the facade of the new City Office building.

YEA 4

Gary Bates
Karen Higley

NAY 1

Glenna Petersen

Carl Leatham
Perry Maughan

Mayor Thomas G. Bailey reported to the City Council concerning the meeting that took place this morning between him and Assistant Superintendent Michael Liechty. Mayor Bailey stated that the Cache County School District proposed to tear down the west side of Wellsville Elementary and leave the gymnasium, kitchen, and classrooms on the north and west of the gymnasium. The Cache County School District will then hire a construction company to replace the wall on the west side and move the power system. The Cache County School District will then give the building and the property to Wellsville City. Mayor Bailey stated that Mr. Liechty stated this is all contingent upon the project being completed for \$500,000 or less. If the project cost more than \$500,000, then the offer is off the table. Glenna Petersen asked if the deal with the opera company fell through. Mayor Bailey stated that Mr. Liechty said that the Cache County School District wasn't interested in that offer. Karen Higley asked if there was any asbestos in the part of the building that will be left. Carl Leatham stated that if there is, it would be in the gymnasium and kitchen area. Ms. Petersen asked what Mayor Bailey's opinion is. Mayor Bailey stated that he does have some concerns. If Wellsville City agreed to this contract, the time line would be at least two years out. Mayor Bailey stated that he wasn't sure that the current Wellsville City building would last 2 more years. Gary Bates stated that Wellsville City could use the modular offices. Mr. Bates asked how much property is owned by Cache County School District. Don Hartle stated that there is about 2.67 acres of property. Mr. Leatham suggested moving the office into the cinderblock building, tear down the current City Office building, move into the school, and use the cinderblock building for storage. Ms. Petersen stated that if the project can be completed for \$500,000, she would agree to it, but doesn't want Wellsville City paying any extra. Mr. Bates stated that Wellsville City has \$600,000 budgeted for a new City Office building. Mr. Bates doesn't know if he could support accepting the building from the Cache County School District and building a new City Office. Mr. Bates stated that it would be nice if Wellsville City owned all of the property. Mr. Leatham stated that if the Cache County School District tears down the entire building, they will retain the property. Mr. Leatham stated that he believes that the Cache County School District is sending an olive branch to Wellsville City to keep peace in the valley. Mayor Bailey stated that the disadvantage is that Wellsville City is receiving an old building. Mr. Leatham stated that the use of the building will change as well as being fire compliant. Ms. Higley stated that Wellsville City would need to bring the building up to code. Ms. Petersen stated that she doesn't see Wellsville Elementary as potential offices in addition to a new City Office. Ms. Higley stated that she is scared of acquiring an old building. Mr. Bates suggested having the City Council take another tour of Wellsville Elementary. Mayor Bailey stated that there will be cost to get out of the contract with Raymond Construction. Ms. Higley asked what Don Hartle's opinion is. Don Hartle stated that Wellsville City would be buying an old building. Mr. Hartle stated that Wellsville City purchased the tabernacle and it was an old building. Mr. Hartle stated that the operational costs will go up and the cost of the building would go down. Perry Maughan stated that he thinks it is too good to pass up. Ms. Petersen stated that she disagrees with using Wellsville Elementary as Wellsville City offices. Ms. Higley stated that she is opposed to the idea also. Mr. Bates asked what Ms. Higley is opposed to. Ms. Higley stated that she feels too uneducated and that there are too many unknowns. Ms. Higley stated that time is of the essence with building a new City Office. Mr. Bates asked if Mayor Bailey would be willing to discuss this project with Tracy Bailey. Ms. Petersen stated that if Wellsville Elementary was given to Wellsville Foundation, they could apply for grants. Mayor Bailey stated that if Wellsville City moves ahead with the elementary school, Raymond Construction could pull their bid. Mayor Bailey agrees that they are so many unknowns. Mr. Bates stated that the three unknowns are: 1) talk to a contractor about commercial remodeling, 2) follow up with Cache County School District about following through on the cost estimate, and 3) at what point does Wellsville City approach Raymond Construction. Mr. Bates stated that Wellsville City could gain \$250,000 worth of property and save a high percentage of \$600,000 budgeted for the new City Office building. There would be fees for backing out of the contracts that have already been signed. Mr. Bates stated that he could envision a nice facility located at the elementary school. Mr. Leatham stated that he agrees with Mr. Bates. Mr. Leatham stated that Wellsville City would gain property, and also stop what would be built on the property. Mr. Leatham thinks it is definitely worth looking at. Ms. Petersen asked if Wellsville City could get the elementary school without using it as a City Office. Mr. Maughan stated that he doesn't know if Wellsville City could afford the elementary school and a new City Office building. Ms. Higley asked if it was worth a breach of contract to review the elementary school. Mr. Bates stated that 3 City Council members are for looking into

the Wellsville Elementary option, 1 City Council member is opposed to it, and 1 City Council member is opposed to using the elementary school as a City Office and turning it over the Wellsville Foundation. Mr. Bates stated that he is opposed to turning the elementary school over to the Wellsville Foundation. After discussion, Gary Bates recommended that Mayor Bailey contact Tracy Bailey about commercial remodeling, Mayor Bailey contact Assistant Superintendent Michael Liechty of the Cache County School District to follow up and firm up the numbers, and Mayor Bailey to contact Raymond Construction to put the plans on hold until the next City Council meeting. A special City Council meeting will be held on August 12, 2015 at 6:00 a.m. at the City Office.

At 9:03 p.m., Gary Bates 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