

MINUTES of a special City Council meeting of Wellsville City held Wednesday, August 12, 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 10, 2015. The meeting was called to order at 6:00 a.m. by Mayor Thomas G. Bailey.

Others Present: Jennifer Leishman Jonathan Cook Kaylene Ames  
Sam Winward

Opening Ceremony: Karen Higley

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

YEA 5

NAY 0

Gary Bates  
Karen Higley  
Carl Leatham  
Perry Maughan  
Glenna Petersen

The City Council discussed with possible action concerning the proposed City Offices at 75 East Main, and possible action on a possibility of using part of the current Wellsville Elementary as a City Office. Mayor Thomas G. Bailey stated that he was given an assignment to contact Tracy Bailey about commercial remodeling. Mayor Bailey stated that he spoke with Tracy Bailey. Mr. Bailey has remodeled several buildings at Utah State University and LDS churches. Most of the remodels were to bring the buildings up to code. Mayor Bailey stated that Tracy Bailey commented that he often wondered why the company didn't tear down the building and start over. Mayor Bailey stated that he asked Tracy Bailey his thoughts on the cost of getting out of the contract with Raymond Construction. Mayor Bailey stated that Tracy Bailey stated that in his opinion, Raymond Construction will change Wellsville City for any anticipate profit that they would make on the project, any architectural fees, and any costs that they have incurred. Mayor Bailey stated that Mr. Bailey stated that the anticipated profit is around 10%. Mayor Bailey stated that he was given the assignment to contact Cache County School District Assistant Superintendent Michael Liechty. Mayor Bailey stated that he and Don Hartle contact Mr. Liechty. Don Hartle stated that Mr. Liechty didn't give Wellsville City many answers. Mr. Liechty stated that it would take some time to come up with a cost estimate. Mr. Liechty stated that \$500,000 is the best estimated guess that they could give at this time. Mr. Hartle stated that Mr. Liechty stated that he would have Bruce Parker contact Mayor Bailey. Mayor Bailey stated that Mr. Parker did contact him. Mayor Bailey explained to Mr. Parker that Wellsville City was concerned about the property under the school. Mr. Parker assured Mayor Bailey that Cache County School District has no intentions of selling the property. Mayor Bailey stated that he asked Mr. Parker his opinion of the proposal from Cache County School District to Wellsville City. Mr. Parker stated that it doesn't make any difference to him what happens with the building. Mayor Bailey stated that he and Don Hartle walked through the current elementary school yesterday. They were given a master key and went into every room. Mayor Bailey asked Mr. Hartle to give his opinion of the building. Mr. Hartle stated that in his opinion, the building is very depressing. There would be a considerable cost to make the building functional. The maintenance and operation costs will eat the cities' lunch. Mr. Hartle stated that there is no room big enough to host a family party unless a wall is knock out which he doesn't know if it is possible to do. There is a cold feeling in the building. The building is and will always be a school. There are 6 to 7 furnaces. There is no central air conditioning. Each classroom has a swamp cooler. Mr. Hartle stated that he is very opposed to moving the City Office to the elementary school. Perry Maughan asked if there was anything good about the tour of the school. Mr. Hartle stated that the gymnasium is great and wished that the City had it. Mr. Hartle stated that he doesn't know if Wellsville City should make that kind of commitment in order to have a gymnasium. Mr. Hartle stated that he would rather see homes on the property than having a City Office in the building. Mayor Bailey stated that the gymnasium would be nice to have, and asked what Wellsville City would need 9 classrooms for. Mayor Bailey stated that there is a

lot of space that is unusable, but would have to be maintained. The cost to heat the building is approximately \$2,000 per month. Mayor Bailey stated that he believes that the new building would be an asset to the community and something that the community could be proud of. Mayor Bailey stated that the classrooms are 35 to 40 years old. Mayor Bailey stated that in his opinion, Wellsville City would be happier with a new building than trying to remodel the elementary school to fit Wellsville City's needs. Karen Higley stated she has considered all of the options for the elementary school. Ms. Higley stated that she has the same opinion as Mayor Bailey and Mr. Hartle for the same reasons. Ms. Higley stated that the gymnasium would be a great asset to the community, but doesn't feel it is worth taking on the rest of the building. Ms. Higley would like to see Wellsville City move forward with construction of a new building. Glenna Petersen stated that she contacted Gary Griffin from the opera company asking if they were still interested in the elementary school. Mr. Griffin stated that he didn't know anything about the proposal given to Wellsville City from the Cache County School District. Ms. Petersen stated that she contacted Kaylene Ames from the Wellsville Foundation. Ms. Ames stated that she would love to have the building as a recreation and arts facility. Ms. Ames stated that she is interested in the building and would bring some proposals and business opportunities for the building. Ms. Petersen would like to see Wellsville City move forward with construction of the new City Office building and help Wellsville Foundation with grants and other things to refurbish the building. Perry Maughan stated that his position hasn't changed from Monday night. Mr. Maughan believes that the elementary school would be a great fit for the new City Office building. Mr. Maughan believes that the new City Office building will not be big enough for Wellsville City. Mr. Maughan stated that Wellsville City will grow, and the elementary school will be perfect to grown into. Mr. Maughan stated that in his opinion, he likes the elementary school for a City Office building. Gary Bates stated that no one can argue that Wellsville City will gain significant space. Mr. Bates stated that he is not optimistic about the future of the tabernacle because it is in worse condition than the elementary school. Mr. Bates stated that the elementary school is ADA accessible. Mr. Bates stated that Wellsville City could occupy the front offices as soon as possible and use minimal heat in the classrooms. Mr. Bates stated that the elementary school doesn't look like an office building. Mr. Bates stated that the 10-year plan could be drafted to change the architectural features. Mr. Bates stated that no one will know the cost of getting out of the contract with Raymond Construction until Wellsville City discusses it with them. Mr. Bates stated that he agrees with Perry Maughan that the elementary school is worthy of further consideration and would like to see Wellsville City pursue the elementary school. Mayor Bailey asked Mr. Bates what he means by worthy of further consideration. Mr. Bates stated that Wellsville City has \$600,000 to put into this project. Wellsville City could remove the boiler, add a heating/air-conditioning system, and plan upgrades as needed. Wellsville City would then have the space it needs to continue to grow. Carl Leatham stated that he agrees with Perry Maughan and Gary Bates. Mr. Leatham stated that if the classrooms aren't big enough for family parties, the family could use the gymnasium. Mr. Leatham stated that Del Roy Olson walked into Karma Leatham's office yesterday, and she asked him some questions about the elementary school building. Mr. Leatham stated that Mr. Olson stated that if Wellsville City was to keep the entire building, he would have some concerns about the east side. Mr. Leatham stated that Mr. Olson stated that the gymnasium and the west classrooms have nothing wrong with them. Mr. Leatham stated that Mr. Olson stated that they never heat the gymnasium. Mr. Leatham stated that the classrooms could be used as a museum for the DUP, as offices, and as storage. There are a lot of opportunities with the elementary school. Mr. Leatham stated that Wellsville City is limited in growth with the new City Office building. Ms. Petersen asked if there was water to every classroom. Mr. Hartle stated that there is water to quite a few of them. Ms. Petersen stated that a heating/air-conditioning system is extremely expensive. Ms. Petersen stated that if people see a new building in the downtown area, other businesses would want to come to the downtown area of Wellsville City. Ms. Higley stated that the new building would begin a new standard. Ms. Higley stated that residents are excited to see the elementary school be torn down. The new building could start a new look and trend of Wellsville City. Ms. Higley stated that the elementary school is an old building and asked how long would it last. Ms. Higley stated that it would cost between \$300,000 and \$600,000 to bring the elementary school up to code. Ms. Higley stated that the elementary school is a band-aid fix. Ms. Higley stated that she is concerned with the maintenance costs. This offer is too good to be true. Ms. Higley stated that this is not ideal. Ms. Petersen stated that the Wellsville Foundation could use the elementary school as a center for arts and recreation facility. Mr. Bates stated that Leesa Cooper mentioned that she is worried about the storage of the float and other things that are in the cinderblock building. Kaylene Ames stated that she would love to have the elementary school as a parks and recreation area. Ms. Ames stated that it is good to hear that Cache County School District has

no intention of selling the property. Ms. Ames stated that the Wellsville Foundation would help in any way. Ms. Ames stated that it would be fabulous to have a new building, or both. Mr. Maughan stated that citizens need to be realistic about the downtown area. Businesses are located along the highway from Wellsville City north to the border of Idaho. Mr. Maughan stated that Logan City struggles to keep businesses in the downtown area. Sam Winward stated that is the past 2 to 3 weeks, he purchased the vacant lot on the corner of Main Street and 100 East. Mr. Winward stated that in 2 to 3 years, he is hoping to build a new office building. Mr. Winward is hoping to tie his new office building into the new City Office building. Mr. Winward stated that he loves having anchors in the downtown area. Mr. Winward stated that he would like to see the elementary school used as a recreation center. Mr. Winward is concerned about the elementary school being torn down and Cache County School District selling the property. Mr. Winward asked if there is a way to preserve the part of the elementary school that is usable. Mayor Bailey stated that if Cache County School District sells the property, Wellsville City has first right of refusal. Mr. Winward stated that he is in favor of the new City Office building. Jonathan Cook stated that he is concerned that the new City Office building is designed for a 30-year life span without expanding. Mayor Bailey stated that Hyrum City has a nice City Office. Hyrum City is building a new City Office because it is cheaper to tear down and build a new office than it is to build onto an existing building. Mayor Bailey stated that Wellsville City can't maintain both a new City Office and the elementary school. After discussion, Karen Higley made a motion, seconded by Glenna Petersen, to move forward with Raymond Construction to build a new City Office building.

YEA 2  
Karen Higley  
Glenna Petersen

NAY 3  
Gary Bates  
Carl Leatham  
Perry Maughan

After discussion, Perry Maughan made a motion, seconded by Carl Leatham, to pursue receiving the elementary school from Cache County School District.

YEA 3  
Gary Bates  
Carl Leatham  
Perry Maughan

NAY 2  
Karen Higley  
Glenna Petersen

After discussion, Perry Maughan made a motion, seconded by Gary Bates, to authorize Mayor Thomas G. Bailey and Don Hartle to void the contracts with Raymond Construction and William Scotsman.

YEA 3  
Gary Bates  
Carl Leatham  
Perry Maughan

NAY 2  
Karen Higley  
Glenna Petersen

After discussion, Gary Bates made a motion, seconded by Perry Maughan, to pursue a contract with Cache County School District requesting the offer given to Wellsville City in writing and to move power and all utilities.

YEA 3  
Gary Bates  
Carl Leatham  
Perry Maughan

NAY 2  
Karen Higley  
Glenna Petersen

After discussion, Carl Leatham made a motion, seconded by Gary Bates, to hold the contracts with Raymond Construction and Williams Scotsman for 1 week, and if Wellsville City doesn't have a contract from Cache County School District within 1 week, Wellsville City will proceed with Raymond Construction and Williams Scotsman.

YEA 3

NAY 2

Gary Bates  
Carl Leatham  
Perry Maughan

Karen Higley  
Glenna Petersen

At 7:00 a.m., Karen Higley made a motion, seconded by Glenna Petersen, 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