

Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

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, Perry Maughan made a motion, seconded by Carl Leatham, to approve the City's account payables bills for payment, represented by check number 18475 through 18519.

YEA 5

NAY 0

Gary Bates
Karen Higley
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Adam Christensen lives at 460 South Center. He would like to construct a driveway to his home, but there is a maple tree that is in the way. Mr. Christensen stated that he would remove the maple tree, but it is on City property. Perry Maughan stated that he reviewed the issue with the Shade Tree and Beautification Committee. The committee would like to see the tree stay where it is. Mr. Maughan stated that he contacted Mr. Christensen, and asked that the issue be discussed with the City Council. Mr. Christensen stated that the house was built long ago, and the door was located on the north side of the home. The door is not located on the south side of the home. Mr. Christensen stated that he offered to plant a replacement tree with a transplanted tree that is located at his parents' home. Mr. Christensen handed out pictures of the property. Mr. Maughan stated that he would like to see the driveway jog so that it misses the tree. Colin Harrison stated that he agrees with Mr. Maughan. Mr. Maughan asked about removing the honey locus tree. Mr. Christensen stated that he plans to remove the honey locus tree, but it gives shade to the home and yard right now. Mr. Harrison stated that the maple tree is a good, healthy tree, and he would hate to see it removed. Gary Bates asked how close the power line to the maple tree is. Mr. Christensen stated that it is not a power line, but a phone line that is close to the maple tree. Mr. Maughan stated that the maple tree was planted when City Planner Jay Nielson was serving on the City Council. Wellsville City received a grant to plant the maple tree. Mr. Maughan stated that he doesn't think the maple tree gets that big. Carl Leatham stated that he recommends removing the honey locus tree. Wellsville City is in a situation where they are trying to improve the city. Karen Higley asked if Mr. Christensen had received permission from UDOT to construct a driveway and have it enter/exit onto Center Street. Mr. Christensen stated that he didn't know he needed permission from UDOT. Mr. Maughan asked that this issue be added to the next City Council meeting, and that Mr. Christensen provide proof from UDOT granting access for the driveway.

William Owens met with the City Council for a business license. William Owens stated that he owned a business in Salt Lake City on Redwood Road. Mr. Owens stated that his home is in Hyrum. Mr. Owens stated that he has shut down the location in Salt Lake City. Mr. Owens stated that there is a market for internet sales of trailers. Mr. Owens decided to move his business to Cache Valley. Mr. Owens is renting space from Brent Benson, owner of Mtn. Valley Heating and Air. Mr. Owens stated that it is an office to sit down with customers and sign documents. Mr. Owens stated that the office is on the east side of the building, and he will sub-lease the space for Mr. Benson. Carl Leatham stated that the Planning Commission had some concerns with trailers being stored at this location. Mr. Owens stated that Mr. Benson has provided pad space inside the fenced yard. Mr. Leatham stated that the fence around the yard should be secured and repaired. Mr. Leatham stated that he and the Planning Commission believes that was a requirement of the original business. Mr. Leatham stated that Mr. Owens stated to the Planning Commission that a trailer could be parked at the business anywhere from a couple of hours to a few days. Mr. Leatham stated that the Planning Commission approved the conditional use permit with no restrictions. Gary Bates asked what type of trailers Mr. Owens is selling. Mr. Owens stated that they are equipment trailers. Perry Maughan asked what the average size of a trailer is. Mr. Owens stated that the average size

is 20 feet. Mr. Bates suggested that a condition be no repair, painting, or refurbishing of trailers at any time at this location. Mr. Leatham stated that Mr. Owens told the Planning Commission that they have a storage facility in Hyrum. Mr. Owens stated that is correct. After discussion, Carl Leatham made a motion, seconded by Glenna Petersen, to approve a business license for William Owens with the condition that there will be no repair, painting, or refurbishing of trailers at any time at this location.

YEA 5

NAY 0

Gary Bates
Karen Higley
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Glenna Petersen

Alisa Huskinson met with the City Council for a business license. Ms. Huskinson stated that she is a speech language pathologist and would like to conduct private speech and language therapy in her home. Karen Higley asked Ms. Huskinson what her address is. Ms. Huskinson stated 581 South Center. Carl Leatham stated that the Planning Commission approved the conditional use permit with no restrictions. After discussion, Carl Leatham made a motion, seconded by Glenna Petersen, to approve the business license for Alisa Huskinson.

YEA 5

NAY 0

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

The City Council continued consideration with possible action on new City Office. Mayor Thomas G. Bailey stated that Wednesday morning, August 12, 2015, he and Don Hartle met with Raymond Construction and told them of the deal with Cache County School District. Raymond Construction asked that Wellsville City consider them for the demolition. Mayor Bailey stated that there would be fees that Wellsville City would pay to exit the current contract. Mayor Bailey stated that he and Don Hartle met with Cache County School District on Thursday, August 13, 2015. Those in attendance were Superintendent Steve Norton, Assistant Superintendent Michael Liechty, Kirk McCray, and Bruce Parker. Mayor Bailey stated that Cache County School District has \$750,000 in the budget to tear down Wellsville Elementary. Cache County School District is offering \$500,000 to tear down the part of Wellsville Elementary that is not wanted, and save \$250,000. There would be a memorandum of understanding instead of a contract. Mayor Bailey stated that Tuesday, August 18, 2015, he and Don Hartle invited Raymond Construction and building inspectors Paul Berntson and Don Davis to walk through Wellsville Elementary. Mayor Bailey stated that he invited Mr. Berntson and Mr. Davis to attend this meeting tonight to share their feelings about Wellsville Elementary. Mayor Bailey stated that he and Don Hartle walked through Wellsville Elementary with Principal Cody Dobson and a district maintenance employee. Mayor Bailey stated that they were told that in the southeast corner of the gym, there is a leak. It only leaks with it rains a lot. They believe that it is a drain problem. There is also a leak in the kitchen that comes around the vent for the stove. Neal Maughan has maintained the boiler. Mayor Bailey stated that Neal Maughan stated that the boiler is in fairly good shape. Cache County School District has installed new tubes in the boiler. There are 2 large water heaters that service the kitchen. The bathrooms are built for children. There is one drain in the bathroom that has a hard time draining. Mayor Bailey stated that the roof is in pretty good shape. Don Hartle stated that he asked the building inspectors to attend the City Council meeting tonight to express their concerns and what would be required to bring the building up to code. Mayor Bailey stated that he wants to find out everything he possibly can about the building. Paul Berntson, a building inspector, authored a letter dated August 18, 2015 and addressed to Mayor Thomas G. Bailey addressing the concerns of the building. The City Council took time to read the letter. Mayor Bailey stated that Cache County School District tore down Lewiston Elementary, which is approximately the same age as Wellsville Elementary. The concern is asbestos. The cost to remove the asbestos from Lewiston Elementary was approximately \$200,000. Paul Berntson stated that he is in attendance tonight to answer any questions

that the City Council may have about the building. Gary Bates asked if Wellsville Elementary was built in the early 1940's and the newer part in the 1970's. Mr. Berntson stated that he didn't know. Carl Leatham stated that he heard that the newer part was built in the late 1970's early 1980's. Mr. Bates stated that it is unlikely that there would be any asbestos in the newer part of the building. Glenna Petersen asked what a type "A" occupancy is. Mr. Berntson stated that it is assembly occupancy. Ms. Petersen asked if there would need to be more than the 2 exits for the gymnasium. Mr. Berntson stated that he would know until they put a pencil to it. Ms. Petersen stated that the letter states that the gymnasium would fail a small seismic event. Mr. Berntson stated that is correct. Mayor Bailey asked about plumbing, mechanical, electrical, and engineering. Mr. Berntson stated that because of the change of occupancy, the entire building would have to be updated to meet the current code. Perry Maughan stated that the building is currently an elementary school. Mr. Maughan is confused as to why the building would need to be updated if Wellsville City took it over. Mr. Berntson stated that Wellsville City would be required to meet the current code, not what the code was when it was built. The main electrical service is located in the old part of the building that would be torn down. The new electrical service would need to be installed in the newer part of the building. Mayor Bailey asked about the wiring throughout the building. Mr. Berntson stated that the engineer would review the wiring throughout the building. Dave Watts stated that Chris Thompson from TecElectric reviewed the existing wiring. It would need to be torn out. It is a single phase system, and Rocky Mountain Power would require 3-phase power. Mr. Watts stated that he would guess a cost estimate of \$55,000. Don Davis stated that an engineer would draw up a plan, do the research, and report as to what would need to be updated. Mr. Davis stated that his main concern is that Wellsville City is purchasing an old building, putting a lot of money into it, and still have an old building. Mr. Bates stated that to summarize, asbestos plays a major role in the old part of the building, but unsure if it is present in the newer part of the building until it is reviewed, 9 classrooms that are being retained were built in the late 1970's or early 1980's, seismic regulations, localized heating in the gymnasium. Mayor Bailey stated that the boiler heats the gymnasium and the kitchen. Mr. Bates stated that modern heating would be more energy-efficient than the boiler. Mr. Bates stated that Cache County School District would install the new electrical service. Mr. Berntson stated that individuals would be surprised at how much a new electrical service would cost. Karen Higley asked if Wellsville City acquired the building, would it be possible to upgrade each room as needed. Mr. Berntson stated that if the electrical service is changed, the lighting would need to be changed all at the same time. Mr. Maughan stated that the building would serve Wellsville City better. Mr. Maughan stated that it will cost money and Wellsville City will need to invest money, but he believes that it is worth it. Ms. Higley stated that a feasibility review would need to be completed. Ms. Petersen stated that the letter from the building inspector states that it will cost a lot more money than what it is worth. Mr. Berntson stated that would be an old building with new stuff inside. Mayor Bailey asked for an opinion from Raymond Construction. Newell Crookston stated that he agrees with the building inspectors. A feasibility review would need to be completed. Mayor Bailey asked for an estimate to tear down the oldest part of the building. Mr. Crookston stated that the unknown is the asbestos. Mr. Crookston stated that it could be demolished for \$500,000, but he is unsure because of the unknowns of the building. Mr. Crookston stated that because there would be a change of occupancy of the building, it would have to meet the current code. The engineers and architects would have to do their job, but it is still a guessing game. Mayor Bailey thanked everyone for their input.

Justin Campbell stated that he would be willing to complete a thorough preliminary report of the existing structure. Mr. Campbell stated that there are provisions in the existing building code that may not require seismic upgrades. Mr. Campbell stated that schools and hospitals are institutional buildings and buildings of refuge. The requirements for these buildings are more stringent than a business. Mr. Campbell stated that the electrical and plumbing would need to be updated. Mr. Campbell stated that an engineering and architectural plan would cost approximately \$15,000.

The City Council reviewed bids for possible approval of 2015 roads to be slurry sealed. Don Hartle handed out copies of the bids. They are as follows:

| <i>Description</i> | <i>Quantity</i> | M&M Asphalt | | Morgan Pavement | |
|---|-----------------|------------------------|--------------------|------------------------|--------------------|
| | | <i>Unit Price</i> | <i>Total</i> | <i>Unit Price</i> | <i>Total</i> |
| Provide Type II slurry seal | 13250 sy | \$1.420 | \$18,815.00 | \$1.539 | \$20,391.75 |
| Furnish & install crack seal material including cleaning cracks using hot compressed air lance. | 1400 lf | \$0.510 | \$714.00 | \$1.410 | \$1,974.00 |
| TOTAL BID | | | \$19,529.00 | | \$22,365.75 |

Perry Maughan stated that City Engineer Chris Breinholt has reviewed the bids. The information in the packet that Mr. Hartle handed out is Mr. Breinholt's data. Mr. Maughan recommends that Wellsville City enter into a contract with M&M Asphalt. The streets that will be slurry sealed are 200 East from Main Street to 200 South and 300 West from 300 South to 800 South. Mr. Maughan stated that next year, he would like to obtain prices to chip and seal the roads. After discussion, Perry Maughan made a motion, seconded by Glenna Petersen, to accept the bid from M&M Asphalt to slurry seal the roads.

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

The City Council reviewed for approval the street lighting agreement with UDOT for a solar powered street light on the southwest corner of the intersection of 200 West and Highway 89/91. Carl Leatham reviewed the agreement with the City Council. After discussion, Carl Leatham made a motion, seconded by Karen Higley, to accept the street lighting agreement with UDOT.

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

The City Council discussed a decision on whether to participate in a proposal to create a regional trail coordinator. Mayor Thomas G. Bailey stated that this was already discussed in a previous meeting. After discussion, Gary Bates made a motion, seconded by Perry Maughan, that Wellsville City will not participate financially in a regional trail coordinator.

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

The City Council discussed a possible off-highway-vehicle ordinance. Gary Bates had handed out a copy of Mendon's off-highway-vehicle ordinance at a previous meeting. Mr. Bates reviewed the changes to the ordinance. The age requirements will match those listed by the state. Mr. Bates stated that trails will also be added to the ordinance. After discussion, Carl Leatham made a motion, seconded by Glenna Petersen, to continue the discussion on this issue.

YEA 5

NAY 0

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

The City Council discussed the proposed splash pad. Gary Bates stated that the official contract is here. The City Council reviewed the contract. Don Hartle asked if City Attorney Bruce Jorgensen needed to review the contract. Mr. Bates stated that it could be part of the motion if they feel it is needed. Mayor Thomas G. Bailey stated that the water for the splash pad comes from well #2. There is sand in that well. Mayor Bailey asked if there will be a filter. Mr. Bates stated that there will be a high bypass filter for the water that comes to the splash pad. Mr. Hartle stated that there is a filter on well #2. After discussion, Gary Bates made a motion, seconded by Karen Higley, to accept the proposal from Splash Pad USA dated August 18, 2015, to allow Don Hartle to review the contract, and utilize City Attorney Bruce Jorgensen if necessary.

YEA 5

NAY 0

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

Department Reports:

Perry Maughan – 1) Update on trees from Shade Tree & Beautification Committee Chairman Colin Harrison. The trees on Center Street from 500 North to 700 South and on 100 East from 100 North to 100 South have fire blight. Anderson Seed has sprayed, and now the trees need to be trimmed. There are 136 trees. The cost for spraying the trees is \$952. The estimate for trimming the trees is approximately \$8,800. Mr. Harrison stated that the City Council could find monies in the General Fund, or he could use the monies from his 2015/2016 tree budget. Don Hartle stated that the monies could come from the 2015/2016 and then reevaluate in the spring. Perry Maughan recommended using the 2015/2016 tree budget. All of the City Council members agreed.

Carl Leatham – 1) Drinking fountain at the dam disappeared – thanked Perry Maughan for removing it.
2) General Information – the street light at 200 West and Highway 89/91 will cost Wellsville City nothing.

Gary Bates – 1) Appreciate those who created the City booth at the Cache County Fair. They did a GREAT job!

Glenna Petersen – 1) Meeting with Patti Petersen concerning the scholarships from the Beehive Drive. Asked how the City Council wants to split the money. Mayor Thomas G. Bailey stated to split it however they feel it should be split.

Karen Higley – 1) Founder’s Day is coming up – reviewed what the City Council will be riding in.
2) Nicole Felt will be speaking at the Patriotic Program on Sunday evening.

At 8:16 p.m., Glenna Petersen made a motion, seconded by Carl Leatham, to go into executive session.

YEA 5

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

NAY 0

At 9:14 p.m., Karen Higley made a motion, seconded by Gary Bates, to leave executive session and return to regular City Council meeting.

YEA 5

Gary Bates
Karen Higley
Carl Leatham
Perry Maughan
Glenna Petersen

NAY 0

After discussion, Karen Higley made a motion, seconded by Glenna Petersen, to continue the process of building a new City Office building with Raymond Construction and inform Cache County School District of the City's intention.

YEA 3

Karen Higley
Carl Leatham
Glenna Petersen

NAY 2

Gary Bates
Perry Maughan

At 9:18 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