



WELLSVILLE CITY CORPORATION

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Dear Wellsville City Residents,

As the Mayor and City Council, we appreciate the opportunity to work with you as residents, and would like to express our thanks to each of you for your encouragement and support. We are especially grateful for those of you who volunteer your time and talents for the betterment of Wellsville. We're very fortunate to be surrounded by great people, great beauty, and great blessings.

As many of you are aware, our community is in need of a new city office building and a new public works facility. It is our goal to provide clear and accurate information concerning these projects. **A public hearing will be held at our City Council meeting on April 15th at 6:15 p.m. and everyone is invited to attend.** This meeting will allow residents to give their input and have their questions answered.

There is no doubt that many of you are wondering how the City will pay for a new city office building as well as a new public works facility. Knowing that a new public works building is desperately needed, we have carefully been saving money for the past thirty years for that purpose. As we have seen the city office deteriorate over the past several years, we have also been saving for that project. In all, the City has been able to set aside \$1.5 million dollars. We plan to use one million dollars for the public works facility and the remaining half-million dollars for a new city office. It is our intent to stay within these dollar amounts so the City will not have to bond to complete the projects. We are pleased to inform you that Wellsville City has not raised your property tax for over 30 years (*the increases you've seen on your property tax have been imposed by the School District and Cache County*) and we do **not** intend to raise them to complete these new buildings. While neither of the projects will be extravagant, we plan to construct them in a manner that will allow for easy expansion as future needs demand.

For clarity, we will address the details of each project separately.

CITY OFFICE BUILDING: The current city office building is believed to have been built as a lumber store in the early 1900's. Wellsville City Corporation purchased the building in the mid-1990's. At this time, a minimal amount of remodeling was done to make it usable. While the building has been mostly adequate, it has begun showing serious deterioration. During the past couple of years, there has been significant sinking of the floor along both sides of the building. Filing cabinets and shelves are leaning, sheetrock is cracking, and doors are difficult to latch. The floor has sunken so much on the east wall that sewer pipes actually pulled apart from the toilet. To fix this problem, a temporary platform has been built to level the toilet enough to use. In addition to structural problems, we are outgrowing the office, necessitating the storage of important records in the garage next door.

"The Gateway To Bridgerland"

Several options have been considered for a new city office – we have discussed repairing and upgrading the current office, trying to find a different building that would work, or constructing a new building. We have had several contractors inspect the existing city office, and found the cost of repair and upgrades to be more than the building is worth. Purchasing and remodeling a different building, such as the Historic Tabernacle, has been considered, but is not financially viable. The Wellsville Elementary School has been looked at extensively. Though many of us have fond memories of the school, using it as the new city office is not a feasible option. Due to change of use of a public building, the school building would have to be upgraded to make it seismically sound. A fire sprinkler system would have to be installed and extensive remodeling would be necessary. Even though the Cache County School District offered to give the building to the city, ultimately the upgrading, remodeling and monthly upkeep of a building much bigger than we need makes the cost prohibitive.

So when the decision was made to build a new office, the discussions turned to choosing a location. After much consideration, research, and outside studies, the City Council decided it would be best to tear down the existing office and the garage east of the office and rebuild in this same location. We believe this will be a step toward revitalizing our Main Street and keeping our downtown viable. In the interim, the city office will move to temporary trailers. These trailers will be rented and will be set-up in the vacant lot northwest of the post office. As with the public works building, a “Request for Proposals” is currently being drafted; this will allow us to choose from several designs and bids. We plan to begin construction and complete the project as soon as possible.

PUBLICWORKS FACILITY: The existing public works facility at 121 North Center was purchased in 1965 from UDOT. At that time, UDOT determined that the building and yard were no longer functional for use as a State Road Shed. Despite the building being worn out even then, the city has “made-do” with it for the past 50 years. There are multiple problems with the current city shed; the building is not structurally sound, it is too small to house the expensive machinery and equipment that the city uses, it cannot be secured, it is nearly impossible to heat, it does not have restrooms, it is an eyesore, etc. In addition to these issues, the City is also facing the possibility of stiff fines from the EPA due to increasingly stringent rules on sand and salt storage. Sand and salt are now required to be stored in covered bays and the city could be fined \$10,000 *per day* for non-compliance until EPA regulations are met. The size of the current yard at the city shed simply isn’t adequate for construction of these buildings.

After looking carefully at available sites throughout the city, the decision has been made to build a new public works facility in the City’s gravel pit. This facility will include housing for snowplows, heavy equipment, and storage for sand and salt. The existing city shed on Center Street will be torn down. A “Request for Proposals” is currently being drafted, which will allow us to choose from several designs and bids. We plan to begin construction and complete the project as soon as possible.

We are excited to move forward with these improvements, and again encourage all who are interested or have questions to attend the public hearing on April 15th. Again, we thank each of you for your support and appreciate the opportunity we have to live and serve in this wonderful community.