

**MINUTES OF WELLS CITY COUNCIL
MEETING OF FEBRUARY 28, 2017**

CALL TO ORDER

Date: Tuesday, February 28, 2017
Time: 7:00 P.M.
Place: Council Chambers, Wells City Hall
525 Sixth Street Wells, Nevada
Type of Meeting: Regular Meeting of City of Wells Board of Councilmen
Presiding Officer: Cindy Fuller, Vice-Mayor

ROLL CALL

Present: Cindy Fuller, Vice Mayor
Tamrah Jackson, Councilwoman
Yvonne Stuart, Councilwoman

Absent: Layla M. Walz, Mayor
Laura Moore-DelRio, Councilwoman

Quorum: Yes

Staff Present: Sherry Justus, Deputy Clerk
Jason Pengelly, Public Works Director
Jolene M. Supp, City Manager/Clerk
Patti Zander, Deputy Clerk

PLEDGE OF ALLEGIANCE

Vice-Mayor Fuller led everyone in the Pledge of Allegiance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Stuart made a motion to table the approval of the February 14, 2017 meeting minutes until the next meeting. Jackson seconded the motion and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**WELLS FUTURE FARMERS OF AMERICA AGRICULTURAL ISSUES TEAM
TO GIVE PRESENTATION TO THE BOARD OF COUNCIL**

The Wells FFA group gave a presentation on a controversial issue in agriculture; livestock grazing in the west, degrading the land or enhancing the environment. The group answered questions from the Council.

DISCUSSION AND ACTION TO APPROVE SPECIAL EVENTS LIQUOR LICENSE FOR PROJECT GRADUATION FUNDRAISER ON MARCH 17, 2017 FOR LAYLA WALZ AND MICHELLE PETERSON

Fuller stated this license is actually for Layla Walz and Jen Rodriguez, not Michelle Peterson. Supp added that this license is for a project graduation group serving hamburgers, green beer and wine for St. Patrick's Day at the Wells Propane building, with proceeds going to the senior class. Jackson made a motion to approve the special events liquor license for project graduation fundraiser on March 17, 2017 for Layla Walz and Jen Rodriguez. Stuart seconded the motion and the motion passed unanimously.

DISCUSSION AND ACTION TO APPROVE WELLS SENIOR CENTER GRANT REQUEST FOR NEVADA AGING AND DISABILITY SERVICE DIVISION TRANSPORTATION SERVICE GRANT APPLICATION, COMMIT MATCHING FUNDS AND AUTHORIZE THE MAYOR TO SIGN

Fuller stated this is a grant that is done every year. Supp added that Naveran had written and prepared this grant with Campbell providing the numbers. This is a request for \$29,217 to operate the transportation services for delivery of meals, transportation to and from the Senior Center as well as trips to Elko and Twin Falls. Jackson asked if it was the same amount as previous years and Supp said it is close to what it has been in the past. Stuart thinks it is a good project and stated Naveran did a good job. Stuart made a motion to approve the Wells Senior Citizen grant request. Jackson seconded the motion and the motion passed unanimously.

DISCUSSION AND ACTION TO APPROVE A NEW AIRPORT HANGAR LEASE AGREEMENT BETWEEN THE CITY OF WELLS AND TED HALTER

Supp stated that the estate of the deceased owner of this hangar has not been settled and the attorney has advised that this item be postponed.

CONTINUED DISCUSSION AND ACTION TO APPROVE HYDROPONICS, AQUACULTURE AND AQUAPONICS FEASIBILITY STUDY

Supp began that this study is available in Spanish for anyone interested. Supp has requested Better City provide numbers of employees for the medium and large size businesses. Upon acceptance of this study, the City will do a public request for proposals. Jackson stated she has not had a lot of time to review this and would like more time to review the study and asked if it could be put on the next agenda. Jackson made a

motion to table the Hydroponics, Aquaculture and Aquaponics Feasibility Study until the next meeting. Stuart seconded the motion and the motion passed unanimously.

CONTINUED DISCUSSION CONCERNING THE FLOOD ON FEBRUARY 8, 2017 AND MATTERS THEREOF

Supp stated that this item would remain on the agenda for a while. The damage assessment for Elko County as of today is \$4,124,753. Elko County alone is 1.1 million and the other three million belongs to the various cities and the county road to Montello. The helicopter assessment team will be here Thursday to fly Wells, O'Neil Basin and the Montello area. A ground team is scheduled to be here Wednesday through Friday. Supp stated there are seven private homes that have sustained damage. The assessment team will be looking at the damage to those homes. The business losses are tougher for the state to handle because they are "for profit." There are, however, programs available to assist, namely low interest SBA loans. Supp continued that there were at least four businesses that were significantly impacted. Property owners inside the city and out in the county have been informed to take pictures and save receipts to submit with the claims. Stuart asked what the estimated damage was to the City of Wells to which Supp replied \$580,000. Pengelly went with the assessment team last Friday and looked at flooded areas and road damage. The streets have been impacted by the railroads rehabilitation and the railroad will be fixing the roads that have been damaged. Supp added that FEMA needs to be made aware of the railroad infrastructure in Wells and the need to address the size of the culverts under the rail.

Pengelly and his crew have been cleaning ditches, removing a lot of sediment and have new culverts at the shop to replace the damaged ones, once things dry out. Pengelly has also been working with Jim Naveran on repairing the culvert at the Bottari Realty office. Naveran and Pengelly are trying to design a culvert big enough to handle all the water and Pengelly is waiting for a price from Naveran. Pengelly added it is going to be expensive no matter which way it goes. Stuart asked where the funding would come from and how the City could recoup the money. Supp stated the repairs would be done at the City's expense. A claim would be submitted after the work is done and the state will reimburse the City. Pengelly added none of the repairs are going to be overnight and asked for the public to be patient. To do the repairs correctly, everything needs to dry out before repairs can be done or it will be a waste of material.

Walz asked Supp to look at the existing budget and see what may have to be augmented. There will have to be more put into the next fiscal year's budget. Supp added that the repairs need to be done right to have good infrastructure.

CLAIMS COMMITTEE REPORT; ACTION TO APPROVE FINANCIAL STATEMENTS

Jackson made a motion to approve Warrant Register dated February 15, 2017 to February 28, 2017 in the amount of \$87,292.70. Stuart seconded the motion and the motion passed unanimously.

COUNCILMEN'S REPORTS

Jackson hopes there will be a slow warm up to alleviate any more flooding issues.

Stuart had a request come through the Chamber of Commerce for people to start submitting applications for the Hampton Inn. Supp added that Summit Engineering has started the staking process and the City is moving forward with the sewer line installation to the Hampton Inn.

Stuart continued that American Pickers is looking for people that are interested in taking their antiques and being part of their program. Contact Stuart if interested.

Stuart attended a Cowboy Country meeting in Winnemucca. The Chamber of Commerce and Cowboy Country promote the areas from Wendover to Gerlach.

Fuller will not be at the meeting on March 28, 2017.

STAFF REPORTS

Zander reported that dog licenses were due today and there will be a \$15 late fee, per dog starting March 1, 2017. A Hunter Safety Class will be held at the Trap Range on March 17 and 18, 2017. Contact Barry Adkins if interested.

Supp stated the first draft of the social media and Facebook policy was reviewed and continued work is being done. Zander will be handling updates on the website and Naveran the City Facebook page.

Supp and Walz will be in Carson City next Wednesday for the CDBG presentation for the El Rancho grant. There are thirteen applicants which is lower than previous years.

Supp will be attending the County Commissioners meeting tomorrow. The "hoop house" exemption under the Elko County Building Code will be an item of discussion as well as the "high tunnel" type of construction. If the County Commissioners put together an exemption, the Council may be asked to do the same. One of the challenges is there is snow load and wind load in Wells. The framing of the "hoop houses" is considered light frame construction and it would be difficult to get the snow load and wind load to meet the requirements. The manufacturers that build them do not provide that information and a structural engineer would have to be brought in to figure it out. Stuart asked if any of the "hoop houses" were used for commercial enterprises. Supp replied that "hoop houses" are used for commercial purposes all over and referred to Rick Lattin of Lattin Farms in Fallon using his "hoop houses" for commercial purposes.

Pengelly began that the City is looking at rebuilding well #2. The roof is leaking and there is a need for a chlorinator on that well. To install a new building, chlorinator and all the electronics will run around \$280,000. Everything would be interchangeable with the well by the rodeo grounds. The only well with a chlorinator is well #6 and upgrading well #2 is something that needs to be done. Eventually well #7 will have to have a building and chlorinator. Pengelly would like the well #2 project to be a fall project.

Pengelly has talked with Sierra Nevada Construction about slurry sealing some roads with a larger aggregate. Pengelly would like to start on Third Street and work up to second and first. SNC thinks doing a double coat with the larger aggregate, which is what is done in Elko, will save a lot of money.

Pengelly has been looking at prices of loaders and a new one will cost around \$170,000. Pengelly has also been working on the golf course equipment and getting mowers ready. There have been a lot of things broken and it has taken a lot of money doing repairs.

Pengelly added that the sewer pond is finally back to normal. Every manhole was under water during the flood, sewer lines were full of water and toilets could not be flushed. The Hacienda is still pumping water out of the crawl space.

Justus stated that Xpress Bill Pay has been set up for the golf course season passes as well as the brick fundraising.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

ADJOURNMENT

The meeting adjourned at 7:57 p.m.

CINDY FULLER, Vice-Mayor

ATTEST:

JOLENE M. SUPP, City Manager/Clerk

