

**MINUTES OF WELLS CITY COUNCIL  
MEETING OF MARCH 14, 2017**

**CALL TO ORDER**

Date: Tuesday, March 14, 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: Layla M. Walz, Mayor

**ROLL CALL**

Present: Layla M. Walz, Mayor  
Cindy Fuller, Vice Mayor  
Laura Moore-DelRio, Councilwoman  
Tamrah Jackson, Councilwoman  
Yvonne Stuart, Councilwoman

Absent: None

Quorum: Yes

Staff Present: Heather Iveson, Utility Clerk  
Sherry Justus, Deputy Clerk  
Jolene M. Supp, City Manager/Clerk  
Patti Zander, Deputy Clerk

**PLEDGE OF ALLEGIANCE**

Vice Mayor Fuller led the Pledge of Allegiance.

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

Fuller made a motion to approve meeting minutes of February 14, 2017. Stuart seconded the motion and the motion passed with Jackson abstaining. Fuller again made a motion to approve meeting minutes of February 28, 2017. Jackson provided the second and the motion passed with DelRio and Walz abstaining.

**CITIZENS TO ADDRESS THE COUNCIL**

Resident Jim Wardell came forward asking what the plans were for repairing Seventh Street. Supp stated there has been discussion regarding repairing Seventh Street as well as Metropolis Road. WW Clyde will be repairing these roads when weather permits.

### **DEBBIE ROBINSON TO ADDRESS BOARD OF COUNCIL REGARDING WATER LEAK AT ANGEL LAKE RV PARK**

Walz began that this is an ongoing issue and work is still being done to help the property owner identify and repair the leak. Supp added that verification was made today between Public Works and Mr. Wright that there is definitely a leak on the back side in the water line that is closest to the interior fence. There is a question as to the vault the meter sits in and it being designed correctly. Robinsons have requested KAP Mechanical come and help with this issue. Supp continued that the meter stopped working Friday night and Supp picked up a new meter today. Once the new meter is installed and the Wright's fix the leak, then a determination can be made if there is a design issue.

Robinson arrived at the meeting and came to the podium to discuss this matter. Robinson stated she was representing her parents, Steve and Mavis Wright for the Angel Lake RV Park. Robinson had documentation from engineers and licensed plumbers that have determined that the meter was not installed properly. Robinson said KAP Mechanical stated the meter was installed wrong and was never up to code. Robinson is trying to get information from Ruby Dome as to how the meter was installed, who installed it and why it wasn't up to code. Robinson stated a leak cannot be found and has contacted someone who is going to try to find a private party with an ultrasonic detector to use to find the leak. Robinson stated several people have looked for the leak and cannot find it and there have been no signs of a leak for two years.

Robinson had a signed affidavit from Bruce Stoker, owner of Mountain Shadows RV Park that she read to the Board regarding water and sewer charges. Stoker had been misinformed as to when sewer charges were calculated, thinking it was taken from usage from April to October when it is actually done the opposite. Supp added that the City did not want to include irrigation usage in the calculation and that is why calculations are based on usage from October to April. Stoker, in his affidavit, suggested the City install remote read smart meters to be able to obtain monthly reads.

Robinson continued that the City needs a conservation plan. Supp stated that the City submits a conservation plan to the State every year. Supp continued that the usage at the RV Park is not out of line and is very consistent each month. Walz added in the past, credit has been given to customers for leaks but not until the leak has been repaired.

### **DISCUSSION AND POSSIBLE ACTION TO APPROVE EL RANCHO HOTEL NATIONAL REGISTER NOMINATION AND HISTORIC TAX CREDIT APPLICATION**

Walz and Supp traveled to Carson City to present the CDBG grant for the stabilization of the El Rancho building. The hope was to have known by this meeting date if the grant had been approved. There was a problem with the CDBG agenda so a decision will not be made until the end of March.

There is a proposal from the Nevada Preservation Foundation, who is non-profit, to do the work to place the El Rancho Hotel on the national register and to make it eligible for historic tax credits, which could cover 20% of the cost of the remodel, restoration and stabilization. This could be a great source of funding for that building if the Board chooses to proceed. Walz thought it might be best to wait until the City knows if the grant was approved which Supp added might not be known until the first meeting in April. Stuart made a motion to table this item until approval of the grant from CDBG is known. Fuller seconded the motion and the motion passed unanimously.

**DISCUSSION AND ACTION POSSIBLE TO ENTER INTO AGREEMENT WITH HUMBOLDT ENVIRONMENTAL ALTERNATIVE TECHNOLOGIES CONSULTING LLC (HEATC) FOR GEOTHERMAL EXPLORATION IN WELLS, NEVADA**

Walz began that this goes along with the CDBG grant and the DOE grant Elko Heat received to do the geothermal probing. Supp added that the two meter survey has been done and this will be phase two, drilling deeper in eight different locations. Supp explained that a grant of \$150,000 was received with a City match of \$50,000, with this being part of the inkind. A portion will come from the CDBG grant, WREC has made a donation towards this and the rest will come out of the general fund. Stuart made a motion to approve the agreement with HEATC for geothermal exploration in Wells. Fuller seconded the motion and the motion passed unanimously.

**DISCUSSION AND ACTION TO ENTER INTO INTERLOCAL AGREEMENT FOR ACCESS TO NEVADA'S BUSINESS PORTAL BETWEEN NEVADA SECRETARY OF STATE'S OFFICE AND THE CITY OF WELLS**

Supp began that the State of Nevada operates a program called Silver Flume. A business can log on to Silver Flume to file for state licenses, corporation paperwork and sales tax. This agreement will give City Staff the ability to log on and look at a business's information. This program was also reviewed at the League of Cities Conference and Las Vegas and Henderson are hooked into this system. When a business logs into this system to update their information, the system populates all of the information for the business and then any changes can be made. The State will send the local governments their business license funds as well as the current information.

A business license cannot be issued in the City of Wells until the City has verified that the business has all of the required paper work. It will benefit the City being able to log in electronically and verify everything is in order instead of the customer bringing in

copies of all their paperwork. Walz asked if, moving forward, this would allow the City to develop electronic business licenses. Supp said eventually but the state wasn't quite ready yet and are testing with the Las Vegas area to see how it works. Fuller asked if there was any cost associated with this and Supp didn't think there would be. Fuller made a motion to enter into an interlocal agreement for access to Nevada's Business Portal between the Nevada Secretary of State's office and the City of Wells. Jackson seconded the motion and the motion passed unanimously.

**REVIEW OF REVERSION TO ACREAGE MAP OF LOTS 9 – 10, BLOCK C, PACIFIC ADDITION NO. 2, SECTION 9, T37N, R62E, MDM, GREGORY AND LINDA MONROE. DISCUSSION AND POSSIBLE ACTION TO APPROVE REVERSION TO ACREAGE MAP**

Walz began that there are currently not enough members on the P & Z for a quorum. Supp did contact the three members and asked for their personal opinions after reviewing the information provided. The Monroe's have a sale pending on their house and the bank will not finance one home with two lots. Fuller made a motion to accept the reversion to acreage map of lots 9 and 10 as outlined. DelRio seconded the motion and the motion passed unanimously.

**CONTINUED DISCUSSION ON GOLF COURSE ASSESSMENT THAT WAS PREPARED BY STAPLES GOLF RESOURCE GROUP**

Walz began that last fall, the City hired Staples Golf as a consultant to give the City ideas on how to move forward with the golf course to increase revenue. For several years, the City has been thinking of ways to make it more efficient. Stuart wanted to make a statement regarding her thoughts for the golf course. Stuart thought the City should use the existing land on the other side of the railroad tracks to build a total sports complex that would include a new eighteen hole golf course, miniature golf, new clubhouse, handball court, workout center, climbing wall, walking trail and other activities suggested in the Staples report. To pay for this, Stuart suggested developing the current golf course into half acre housing lots and the old clubhouse as a restaurant. The selling of lots would provide funds for the new complex. Stuart added this could take ten to twenty years to develop depending on population growth and revenue.

Supp asked Stuart if what she was suggesting was moving forward with the Master Plan and Stuart replied yes. Walz stated there is no money for a new sprinkler system and Pengelly has spent a lot of time patching up the old one. There has been a lot of discussion regarding converting the old clubhouse into a community center, the price and feasibility. Staples mission is to diversify a golf course so that it brings other people in but Stuart's concept is bigger than that. Supp would recommend reaching out to the community to find out what everybody wants. Walz stated it should be more of a recreation master plan. Supp stated a recreation study could help identify things that could be done now.

Fuller liked the idea of “recreation” and not just golf oriented. Lori Bottari stated she sees walkers and people on mountain bikes on the trail system every time she is in Wendover and thought it would be interesting to see how much the City of Wendover spent on that system. Fuller stated that Wendover spent a lot of money as well as a lot was contributed by Graymont. New resident Michael Pace asked how the golfers would be able to golf while the new course was being built. Stuart stated it was her intent to keep the current golf course in operation until the new one was ready to go. DelRio added that there would have to be people that were certified to handle a climbing wall and CPR certified to handle emergencies. Stuart would like to do a five year Master Plan on a minimum expense scale and add a few things for kids.

Walz thought a long term recreation plan or minimal master plan with options, would be something for the City to look into. Walz does not think Staples Golf is the one to do a recreation master plan. Paul Bottari suggested a committee be set up from individuals in the community to come up with ideas before hiring a professional to complete a Master Plan. DelRio didn't think it would be hard getting people to serve on the committee and thought it should be open to county residents as well as City. Jackson thinks a proposal to the citizens about a “general” recreation board would draw more people because the last time, it was specifically about the golf course, it was held at the golf course and that is why golfers attended. Fuller feels Staples gave the City a good foundation to work from and some good ideas. Walz stated there is still a need for a community center and maybe the clubhouse is not the right place.

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

Walz stated this is a lot of information to get through but is a valuable tool for someone who might be looking to open one of these types of businesses. This covers a lot of the leg work that would have to be done. Once the Board accepts this, it will be available to the public to utilize. Fuller asked if Better City had provided the number of employees for the medium and large business. Supp said there wasn't much difference between the two, it depended on the time of year and was roughly five full time and five part time. Fuller made a motion to approve the Hydroponics, Aquaculture and Aquaponics feasibility study. Stuart seconded the motion and the motion passed unanimously.

#### **CONTINUED DISCUSSION CONCERNING THE FLOOD OF FEBRUARY 8, 2017 AND MATTERS THEREOF**

Supp stated that this will stay on the agenda for a while to keep everyone informed of what is going on. SBA was supposed to be in Elko this week but Lemmon Valley, who was part of the declaration, was not prepared so SBA's visit was delayed. Supp met with Elko County and provided copies of the discussion items to the Board. It showed that Elko County had 2.3 million dollars in damage broken down into eight categories and the

threshold was \$176,000. The second page shows the timeline of when things need to be completed. The declaration has been presented to the President and is awaiting a signature. Once the declaration is signed, there are thirty days to complete the next section. It has been stressed to document and detail the time frame that repairs are completed. FEMA will only come out once to inspect the repairs that have been made and will then release funds. The damage in Wells was calculated to be \$230,700. Of that amount, up to 75% can be received as FEMA money. If repairs are completed within thirty days, 85% of that 75% will be received; day 31 to 90, 80% of that 75% will be received; 90 to 180 days, 75% of the 75% will be received. Supp added that the volunteer hours are part of the 25% match. The clean-up and debris removal has all been documented. This date may change because of Lemmon Valley not being ready with their paperwork. The City will know by the end of March when the timeline starts.

Supp has also been trying to find out about repairs for the private sector for the four businesses and four homes that received a lot of damage. One homeowner qualifies for the USDA 504 but Supp has no more information for the rest. Supp doesn't know if the Board has any thoughts or ideas how to help people. After the earthquake, dumpsters were put out for people to use and Supp has already done this for flood victims. No one was charged for building permit fees after the earthquake. The State had allowed the City to open up the old landfill to take earthquake debris at no charge and may have to do the same with the blue bin. Supp had attached a spreadsheet showing what work needs to be done and if it can be done by Public Works or a contractor. The contractor work does not need to be put out for bid or public notice because it is emergency work. Walz does not have a problem with building permit fees being waived for flood repair.

Stuart wanted to know more on the specific damage to the houses that were affected. Supp stated one home is a complete loss. FEMA described the homes as receiving major damage. One home is molding already and to replace it will probably be around \$100,000. One lost a furnace and hot water heater estimated at around \$7,000. One has dry wall and carpet damage to the lower eighteen inches that has been estimated at \$5,000 with the work being done by the home owners. There is a restaurant that lost all of their inventory and equipment in the basement and another business lost all of their records in the basement. Supp would like to bring back a resolution suggesting the waiving of some of the fees for disaster victims.

## **CLAIMS COMMITTEE REPORT; ACTION TO APPROVE FINANCIAL STATEMENTS**

Fuller made a motion to approve check register dated February 1, 2017 to February 28, 2017 in the amount of \$23,442.36. Jackson seconded the motion and the motion passed unanimously. Fuller again made a motion to approve Warrant Register dated March 1, 2017 to March 14, 2017 in the amount of \$63,596.03. Jackson seconded the motion and the motion passed unanimously.

## **COUNCILMEN'S REPORTS**

Jackson had been approached about the special annexation meeting on March 21, 2017 at 7 p.m. Jackson was not in attendance when that meeting had been scheduled and just wanted to verify the date and time.

Fuller wanted to remind everyone that she would not be in attendance at the meeting on March 28, 2017.

Stuart has been doing some checking in Wendover and Elko and realized no one has a water slide. Stuart thinks the property right next to the swimming pool would be a good place to put a water slide to draw people from Wendover and Elko for the summer months. Stuart also suggested adding a patio area to open up the pool to outside activities. Stuart would like this to be put on the agenda so it could be discussed as to whether it would be a good idea. Stuart also announced that the Wells Indian Colony has become a member of the Chamber of Commerce and will be providing a list of all activities planned at the Colony.

Walz reported that she and Supp presented the CDBG grant on Wednesday. Walz thought it went well and was disappointed that it had been put on the agenda wrong and are still waiting to hear if the City received the grant, when typically it is known the next day. There weren't very many grants with only thirteen being submitted.

## **STAFF REPORTS**

Supp began that at the first meeting in April, a tentative budget, which Naveran and Supp have been working on, will have to be approved. The last payment for the street sweeper is due in the next fiscal year. The City is required to set aside 10% of that note and Supp stated there is enough in the reserve to cover that last payment which could then be paid off the first of July.

Pengelly has been working very diligently on all of the equipment. There will be a backup greens mower and less down time because the equipment is in much better shape. New brakes have been put on the old backhoe that hasn't been used very much but will be put to use cleaning out ditches. The bulldozer that has been sitting up at the old landfill has been repaired but has low compression. Pengelly is looking at a new loader at a cost of \$120,000.

On the next agenda will be the capital improvement plan. Work was done last year with the Mayor and a five year plan was developed that Supp will bring back for review.

Supp received a letter from the Wells Band Colony about their Earth Day activities on April 22, 2017 from 10 a.m. to 3 p.m. in the gymnasium. Supp said this is the same day she is committed to attend a GBC event and didn't know if anyone from the Board or staff would be able to represent the City. Walz is committed that day for WREC. The

Colony also has a hoop house and Supp has asked if this is for private consumption or for re-sale and if they may want to participate in the farmers market this summer.

Supp has had some discussion with Doug Gadd regarding the annexation. Gadd's biggest issue is that he rescues dogs and has anywhere from ten to fifteen dogs in kennels on his property outside of the City limits. This type of facility would most likely not be allowed within the City limits. Supp has talked with some of those on the north side of the City that would be annexed and seem to be in favor of the annexation. The people who live on Taylor Road have a financial benefit coming into the City limits, but can't be brought into the City limits unless the adjacent residents are willing.

Iveson reported that there are some part time summer positions open and the deadline for applying is March 17, 2017. Barry Adkins is teaching a Hunters Safety class on March 17 & 18, 2017 at the Trap Range.

#### **CITIZENS TO ADDRESS THE COUNCIL**

Michael Pace asked if anyone had discussed the ambulance issue. Supp has discussed it with the county commissioners who were not aware that Wells doesn't always have coverage for ambulance service. Supp also talked to the undersheriff who was going to talk to the new ambulance director. Pace thinks an hour wait for medical is too long.

#### **ADJOURNMENT**

The meeting adjourned at 8:58 p.m.

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**LAYLA M. WALZ, Mayor**

ATTEST:

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**JOLENE M. SUPP, City Manager/Clerk**

