

**MINUTES OF WELLS CITY COUNCIL  
MEETING OF JANUARY 10, 2017**

**CALL TO ORDER**

Date: Tuesday, January 10, 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  
Laura Moore DelRio, Councilwoman  
Cindy Fuller, Councilwoman  
Tamrah Jackson, Councilwoman  
Yvonne Stuart, Councilwoman

Absent: None

Quorum: Yes

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

**PLEDGE OF ALLEGIANCE**

Councilwoman DelRio led everyone in the Pledge of Allegiance.

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

Stuart made a motion to approve meeting minutes of December 13, 2016. Fuller seconded the motion and the motion passed with DelRio and Jackson abstaining.

**CITIZENS TO ADDRESS THE COUNCIL**

Citizen Steve Clement wanted to inquire as to what the City's intentions were on annexing property into the City limits. The annexation discussion was item ten on the agenda and Clement was willing to wait for that agenda item discussion.

## **WELLS CHAMBER TO SHOW VIDEO OF RECREATIONAL AREAS AROUND WELLS**

The video that is on the Chamber of Commerce website was played for everyone. The video was done through a grant from the Nevada Commission of Tourism. Stuart stated the purpose of this video is to take to trade shows and is on the web page to market Wells.

## **DISCUSSION AND POSSIBLE ACTION TO ALLOW THE SOCIETY FOR THE PRESERVATION OF WESTERN HERITAGE A SPECIAL LIQUOR LICENSE FOR THE SOUPER BOWL JANUARY 21, 2017**

Stuart stated this liquor license is to be able to provide beer and wine at the Souper Bowl. Fuller made a motion to allow the special liquor license for the Society for the Preservation of Western Heritage for the Souper Bowl on January 21, 2017. Jackson seconded the motion and the motion passed with Stuart abstaining.

## **SHERIFF PITTS TO GIVE MONTHLY STATISTICS REPORT ON WELLS AND MATTERS THEREOF**

Sheriff Pitts was not in attendance

## **DISCUSSION AND POSSIBLE ACTION TO RENEW NORTHEASTERN NEVADA PHYSICIAN PRACTICES, LLC DBA WELLS FAMILY MEDICAL LEASE FOR WELLS RURAL MEDICAL CLINIC**

Walz stated she is trying to understand why the hospital would like to renew the lease as the building has been vacant for some time. The hospital is willing to renew the lease and continue to pay all utilities, insurance and keep the internet connection established. Walz does not want to wait six months to terminate the lease if another provider comes in and wants to run the clinic. Supp stated item one on page two of the lease states the term of the lease from October 20, 2016 to October 19, 2019. Supp recommends the lease be changed from October 20, 2016 to October 19, 2017 and on item two, change the right to terminate the lease to one month written notice instead of a six month notice. Jackson asked if the hospital was willing to change to the one month notice and Supp thought they would. Stuart made a motion to renew the lease from October 20, 2016 to October 19, 2017 and change the written notice to terminate the lease to one month, if it is agreeable with the hospital. Fuller seconded the motion and the motion passed unanimously.

## **DISCUSSION OF CITY ANNEXATION AND POSSIBLE PLAN TO INITIATE**

Walz began that this is not something new and is something that has been talked about since Walz started on Council. Recently the City has done some geothermal exploration and some of the areas explored are outside the city limits. For that reason, those areas could be annexed into the city limits and would benefit the City in the long term. Supp showed a map of the current City Limits and showed what it would look like if it was

squared up. The Waste Water Treatment Plant is currently outside of the city limits and there is an area outside of the city limits that could be possible geothermal exploration. There is also discussion on a housing development on the edge of the city limits as well as up the Angel Lake Road. Steve Clement has animals on his property south on Shoshone and his property would probably still be outside of the city limits. The City currently serves water to people living outside of the City Limits on South Shoshone. The City is working on acquiring some NDOT frontage roads and NDOT cannot give the City those roads unless they are inside the city limits.

Some concerns of annexing are road maintenance, serving residents water and sewer, installing fire hydrants and addressing water wells already in place on the properties. Supp would like to know what the Board would like to do and then notification would be made to the affected property owners of the City's intentions.

Those residents currently being served water now are paying one and a half times what is paid inside the city limits. The rates would immediately drop if annexed into the city limits. The City's tax rate is slightly higher than Elko County but fire protection makes insurance premiums higher living in the county because there is no dedicated fire protection district and no fire hydrants available. Supp added that the actual annexation vote is in the hands of the Elko County Planning Commission and County Commission. The City would have to give notice to all residents affected, adopt a resolution and the Elko County Planning Commission would make the motion and recommendation to the Elko County Commission. Supp feels from a maintenance standpoint, the Commission would like to see some of this property come into the City limits because the City is closer and has the ability to help and serve better than the County. The City, being closer, will enforce the laws where the County is farther away and are not able to do so.

Another issue needing to be addressed is the quasi-municipal well system that serves four or five residents south of the rodeo grounds. This is a small water system that is pumped and distributed to these residents. One resident uses the water to heat the residence because it is warmer water. Supp stated that a resident had an issue selling their home in this area because the bank would not lend until the water system was figured out.

Stuart asked what the zoning for the property being annexed would be. Supp said looking at the map, most of the property will be zoned R-3 or agriculture. The property must be contiguous and zoned by parcel. Supp showed on the map the property that would be included in the proposed annexation. Pengelly's long term hope is to get the water lines in the public right-of-way. Supp said there would be lots of BLM property included in the proposed annexation. The proposed annexation would not include the pivots and would only include part of the waste water treatment plant. Walz added maybe the next step would be to reach out to people for their thoughts.

Steve Clement stated he had been places where this has happened before and it has cost land owners lots of money to put in sewer and water. Clement continued that a lot of the people out by his property don't want it and there has been no information about what it is going to cost the residents or the City and feels this information needs to be made

available. Supp stated in eighteen years no one had been billed for a sewer line extension or water line extension. The City has done a lot with grant money and community development block grants and Supp thinks a lot of the people would qualify for this. The Board may want to put this in writing to the residents affected. Supp continued that the current code says that until the City gets within 200 feet of the property line, residents are not required to hook up to the City's system.

Supp stated there is code in the water system that says no interior wells are allowed which is something that needs to be discussed because there are a lot of water wells outside of the City limits. Supp feels an agreement, in writing, needs to be provided to the residents as to where they stand with the wells as well as intent to hook up to the system and would they be required to hook up to the system or will they be grandfathered. Jackson asked if they choose to hook up, will they be allowed to keep the well for irrigation purposes. Supp also added, if they hook up will they be charged a connection fee. Stuart asked if this property were to be annexed, does the City have enough to supply the annexation. Supp said there is plenty of capacity, the issue is the water lines are so shallow and sub-standard and could be leaking in several spots which could be compromising water pressure. Supp continued that the City has no authority to make any repairs because there are no easements. Paul Bottari stated there are two different issues; one is easements and the other annexation. Bottari does not think there would be a problem with those being served water now, if the City needed an easement. Bottari also does not think people would complain about giving the easement so the lines could be maintained. Supp stated the City does not want easements in the areas the water lines are in right now. The City wants to keep the water lines out in the public right-of-ways.

Walz thinks the City should stay on the north side of the railroad tracks because of the difficulty of trying to put water and sewer lines under the tracks. Supp said if the area discussed is an area the Board wants to work with, the staff can put together a list of property owners to contact then bring it back to the board. Walz doesn't think it would hurt to make phone calls rather than send letters to each individual. Supp thinks a lot of the property to the north is BLM

#### **DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 17-01, RESOLUTION ESTABLISHING GOLF COURSE FEES AND MATTERS PROPERLY RELATING THERETO**

Supp stated the only changes to this resolution is adding the five hole rate and removing the requirements defining a couple. Walz asked if the City would allow a hotel to purchase a ten round pass to give out to guests to promote play. Supp said that could be done in a different format as the ten round punch pass is per individual but it could be broken up into ten coupons. Fuller made a motion to approve Resolution 17-01. Stuart seconded the motion and the motion passed.

**DISCUSSION AND POSSIBLE ACTION TO GRANT OR DENY PAYMENT PLAN AND ESTABLISH RELATED CONDITIONS FOR PURCHASING A SEASON PASS AT CHIMNEY ROCK GOLF COURSE**

Walz stated this payment plan had been discussed previously. Supp added that season passes will be offered to the public on a three month payment plan. The ideal plan would be to make the payments in January, February and March and when the course opens in April, the pass is paid in full. Supp said the City may try to incorporate this into Xpress Bill Pay. If a monthly payment is missed, green fees will need to be paid until the monthly payments are caught up. Stuart made a motion to accept the payment plan proposal for season passes and assess it to see how it worked at the end of the year. Fuller seconded the motion and the motion passed unanimously.

**DISCUSSION AND POSSIBLE ACTION TO APPOINT COUNCIL PERSON TO FILL THE VACANCY OF VICE MAYOR**

Walz stated that the duties of the Vice-Mayor would be to run the meeting in the absence of the Mayor. Fuller indicated she was interested in serving in this capacity as did Stuart. Stuart stated she has experience running meetings from when she served on Planning and Zoning. Fuller stated she didn't have all the qualifications Stuart has but added she does not have as many conflicts of interest as Stuart. Walz recommended Fuller but Stuart added she had twenty five years on Planning and Zoning as well as being on City Council. Jackson made a motion to appoint Fuller to the vacant position of Vice-Mayor. DeRio seconded the motion and the motion passed with Stuart voting nay and Fuller abstaining.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 17-02 RESOLUTION TO DESIGNATE AND APPOINT A MEMBER AND ALTERNATE MEMBER TO REPRESENT THE CITY OF WELLS ON THE ELKO COUNTY RECREATION BOARD**

Walz stated that this position was previously held by Robert D. Stanhope. Supp approached Stanhope to see if he may still be interested in serving in that capacity or if there was anyone on the Council or Staff that may be interested. Supp added this consists of quarterly meetings in Elko representing the City when requests for funding are submitted as well as reviewing other entities requests for funding for advertising and recreational activities. Fuller made a motion to appoint Stuart as the primary Elko County Recreation Board representative with Supp as the alternate. Jackson seconded the motion and the motion passed unanimously.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 17-03 RESOLUTION DESIGNATING AND APPOINTING A PRINCIPAL MEMBER AND ALTERNATE MEMBER TO SERVE ON THE BOARD OF DIRECTORS OF THE NORTHEASTERN NEVADA REGIONAL DEVELOPMENT AUTHORITY (NNRDA)**

Gretchen Hubert had previously served in this capacity and when she moved, Walz and Supp have been attending simultaneously. Stuart made a motion to have Walz be the primary representative and Supp as the alternate. Jackson seconded the motion and the motion passed unanimously.

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

Fuller made a motion to approve Warrant Register dated December 14, 2016 to December 27, 2016 in the amount of \$73,923.01. Stuart seconded the motion and the motion passed unanimously. Fuller made a motion to approve check register dated December 1, 2016 to December 31, 2016 in the amount of \$9,319.13. Stuart seconded the motion and the motion passed unanimously. Fuller moved to approve Warrant Register dated December 28, 2016 to January 10, 2017 in the amount of \$85,418.38. Jackson seconded the motion and the motion passed unanimously.

## **COUNCILMEN'S REPORTS**

Jackson stated she was happy to be here and will not be able to attend the February 14, 2017 meeting.

Fuller also is happy to be here and to see some familiar faces in the back row.

DelRio is happy to be here also. DelRio continued that there is a group in town wanting to start a non-profit organization called Wells STREAM who will be contacting the City. This group will be based off science technology, engineering, gardening and have a lot to offer the community.

Stuart represented Cowboy Country through the Chamber of Commerce to market the City of Wells in Centerville at a travel show where there were thousands of people in attendance. January 21, 2017 will be a fundraiser "souper bowl" at the Wells Propane Building for \$15 for adults and \$12 for children with an auction afterwards.

Walz stated there are new faces tonight with different perspectives. Walz feels the value of the Council is the different perspectives that won't always be the same. The Council's job is to make the best decision for the community as a whole.

## **STAFF REPORTS**

Supp stated there was a teleconference with Rich Perry at the Division of Minerals to discuss what direction to go with the geo-probing and eventually a geothermal test well. Ira Rackley with the Elko Heat District was on this call, as was Kelby from Better City talking about economic development opportunities. The two meter survey that was done showed some promising areas. The geo-probing will be done after the snow melts.

Minutes of Wells City Council  
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On January 25, 2017 at 6:30 p.m., Candace Wines will be having a public meeting at the Fire Hall talking about the direction of government, the federal government versus county issues and state issues. Wines will be posting a flyer around town and would like to have good attendance at this meeting.

Supp asked Iveson to put together an aging report for utilities. There is a list of meters on this report that have been disconnected for months but no payments have been received for the debt service charge. Supp would like to put property liens on the next agenda. Some of the property owners are deceased and in order to protect the City, a lien needs to be put on this property. Last Friday, a property went back to the lien holder and there is a \$400 bill on this property for meter charges over the last year and a half. There are also two accounts, one was five years ago and one was three years ago that went into foreclosure, was purchased by a new owner and the money was not collected. Supp would like to write off these two accounts as Supp does not think it is appropriate to ask a new property owner that wasn't aware that there was an outstanding bill, to pay the bill.

Supp would like the public to move any and all vehicles off of the street to help with the flooding and snow removal issues.

Supp has submitted the CDBG grant on the downtown redevelopment. Supp feels this is one of the best, well thought out grants. Supp asked Naveran to put a notice on Facebook, aimed at home based crafters who may be interested in having a spot in the incubator building and have had twelve people express interest in a booth. Supp continued that this is a long term project that can be phased.

Supp stated the owner of what is known as the Golden Rule building beside City Hall has come to the City with an architect and provided some structural engineering to possibly develop that building for an indoor flea market, antique mall, art and wine night, or cooking demonstrations.

Supp said the packets have a sample of something that Chippewa Falls is doing for downtown revitalization. People over the years have asked for a memorial wall at the cemetery and this is something that may be easier to facilitate and less expensive but not take the place of a memorial wall. Options are a 4 x 8 brick for \$50 that could have three lines or an 8 x 8 brick with an option for a logo. Supp asked that this be put out in the public to see what people think about it for downtown revitalization.

Supp mentioned Monday, January 16, 2017 is Martin Luther King Day and the City will be closed.

Pengelly said his crew has been busy with snow, ice and water problems as well as taking down Christmas decorations.

Supp mentioned that the blue bin is closed for the winter but if there is a need to go out there, call City Hall to make arrangements.

Iveson stated that dog licenses are now due and a rabies clinic is scheduled for Saturday, February 11, 2017 at the Fire Hall.

Justus said financial disclosures are due by January 15, 2017 and direct deposit is up and running.

Walz added that a letter was received from the BLM about a public hearing on February 23, 2017 in Elko regarding area withholding for sage grouse habitat. Walz feels the City should draft a statement and put it on the agenda as to what the statement should say.

**CITIZENS TO ADDRESS THE COUNCIL**

There were none.

**ADJOURNMENT**

The meeting was adjourned at 8:27 p.m.

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**LAYLA M. WALZ**, Mayor

ATTEST:

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

