

**MINUTES OF WELLS CITY COUNCIL  
MEETING OF JANUARY 12, 2016**

**CALL TO ORDER**

Date: Tuesday, January 12, 2016  
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  
Kenny W. Huff, Vice-Mayor  
Cindy Fuller, Councilwoman  
Robert D. Stanhope, Councilman  
Yvonne Stuart, Councilwoman

Absent: None

Quorum: Yes

Staff Present: Tony Franco, Golf Course Superintendent  
Heather Iveson, Utility Clerk  
Sherry Justus, Deputy Clerk  
Samantha Naveran, Administrative Services  
Jason Pengelly, Public Works Director  
Jolene M. Supp, City Manager/Clerk  
Patti J. Zander, Deputy Clerk

**PLEDGE OF ALLEGIANCE**

Tony Franco led the Pledge of Allegiance.

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

Huff made a motion to approve meeting minutes of December 22, 2015. Stuart seconded the motion and the motion passed unanimously.

**CITIZENS TO ADDRESS THE COUNCIL**

There were none.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE REQUEST FROM JUDGE CALTON FOR ADMINISTRATIVE ASSESSMENTS AND FACILITY FEES TO BE RETAINED FOR USE BY THE WELLS JUSTICE COURT**

Walz began that historically, this is something that is done annually. Huff made a motion to approve Judge Calton's request to retain the Administrative Assessment and Facility Fees. Fuller seconded the motion and the motion passed unanimously.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE MERCHANT AGREEMENT WITH CHASE PAYMENTECH FOR ONLINE BILL PAY WITH XPRESS BILL PAY**

Walz inquired as to if the rates with Chase were comparable to what the City is paying now through the Nevada State Bank online bill pay. Supp stated that Chase actually has a utility rate which is slightly better. Stuart made a motion to approve the merchant agreement with Chase Paymentech for the online bill pay with Xpress Bill Pay. Fuller seconded the motion and the motion passed unanimously.

**PUBLIC COMMENT PERIOD FOR THE 2015 UPDATE OF THE WELLS MASTER PLAN. THIS IS THE START OF A 40 DAY COMMENT PERIOD FOR THE PUBLIC TO SUBMIT WRITTEN OR VERBAL COMMENTS**

Walz stated this is the final version of the Master Plan pending any public comments. Paul Bottari recommended some wording changes throughout the plan. Bottari offered his recommendations and said they could be put in writing, which Walz encouraged him to do, to have a record. Walz stated that under the wellhead protection there is wording regarding septic tanks and it should be included in the Master Plan. Stuart wanted to commend the Planning and Zoning Commission and give a vote of thanks for all of the work put into developing the Master Plan. Huff made a motion to open the forty day comment period. Stuart seconded the motion and the motion passed unanimously.

**DISCUSSION AND ACTION TO APPROVE RESOLUTION 16-01 – RESOLUTION ADOPTING 2015 UPDATE OF THE WELLS MASTER PLAN**

Walz thought since the public comment period was just opened up, approving the Master Plan should be delayed until the public comment period is over. Supp did add that the hearing was advertised.

**DISCUSSION ON CODE ENFORCEMENT AND UPDATE THEREOF**

Walz had asked Supp for an update and to discuss how to handle code enforcement in the future. Supp stated she had driven around town and sent out eighteen letters to property owners advising them of the code that prohibits unhitched trailers being on the public right of way for more than five days. Supp did this to make the public aware and has also watched the snow plow have to go around these trailers. There is also a problem with the water draining properly when trailers or vehicles are parked on the streets. Supp gave the

list to the Sheriff's Department. Supp had a conversation with the undersheriff because there will be a position coming open in Wells that could be a position for code enforcement. The undersheriff said the officers should be doing code enforcement now.

Supp said there are five or six properties in Wells that have not facilitated the cleanup. Supp does not believe one citation has been written and there are some people that have earned citations. Walz does not feel a code enforcement officer would be a full time position and also doesn't feel the City's needs are being met now. Walz does not think the City should have to pressure the Sheriff's Office to meet the requirements of their contract. Huff agreed and said the City should not pay more for code enforcement if that is already part of the contract with the Sheriff's Office. Huff also feels this has been discussed too much and the City needs to start taking action. Stanhope reminded the Board that this discussion has been had with the Sheriff, Undersheriff and Lieutenant. Stanhope agrees with the undersheriff in that the deputies should be able to do some code enforcement with their regular duties as per the contract. Stanhope also feels no more money should be spent on having someone just do code enforcement. Stanhope would like to have another meeting with the Sheriff and Undersheriff to reiterate the past discussion. Walz would like them to address this publicly as to what the plan is for the vacant position and hear their ideas on why code enforcement isn't being done.

#### **DISCUSSION AND POSSIBLE ACTION TO RENT THE TRAILER AT THE WELLS AIRPORT AND MATTERS THEREOF**

Walz began that there is someone interested in renting the trailer at the airport. There had also been previous discussion of using the trailer as a pilots lounge. Supp added the pilots met with the airport consultants and a new pilot's lounge was top on their list. It was suggested a facility like Jackpot would be something the pilots would like, to include a conference table, internet service and men and women's bathroom facilities. Stuart asked what the advantage was to having the trailer be a pilot's lounge, renting it out or doing both in the same building. Walz and Supp did not think both could be done in the same building. Stuart asked what the priority was; to have a place for the pilots to go or to have someone rent the trailer. Walz said after talking with Supp, the trailer would probably not meet the needs of a pilot's lounge. Stuart felt the trailer could be remodeled and said her priority would be to have the pilot's lounge. Pengelly added that the trailer is an older trailer and if remodeling were to be done, it would all have to be ADA compliant. Huff felt the trailer should be rented and use the revenue for a pilot's lounge in the future. Supp stated it is required to advertise the trailer for rent and offer it to the public. If rented, it would be on a month to month basis. Huff made a motion to rent the trailer at the airport. Stanhope seconded the motion and the motion passed with Stuart opposed.

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

Huff made a motion to approve Warrant Register dated December 23, 2015 to January 12, 2016 in the amount of \$102,433.02. Fuller seconded the motion and the motion

passed unanimously. Huff again made a motion to approve check register dated December 1, 2015 to December 31, 2015 in the amount of \$9,826.09. Fuller seconded the motion and the motion passed unanimously.

## **COUNCILMEN'S REPORTS**

Stanhope had a lengthy discussion with the Forest Service this week. There had been some discussion with the Sparks office, who is in charge of Elko County, in regards to closing the Wells office. There was a general request to support keeping this office open. Stanhope also discussed what the future plans may be for kiosks in certain areas to help describe the area, including Pioneer Park, the Angel Lake area and the Winchell Lake trail. There is work to be done to try to get tourists to the area to enjoy what is offered and it would benefit the City to try to keep the office open. One good thing is that the Wells office building is owned by the Forest Service whereas the one in Elko is rented. Walz did say she has a letter of support to keep the Forest Service open. Walz will have it on the next agenda for everyone to read and make any necessary changes.

Stuart wanted to invite everyone to the State of the City scheduled for January 21, 2016 at the Senior Center sponsored by the Chamber of Commerce. Dinner will be served at 6:00 p.m. for \$7.00 a plate.

Walz had been approached by someone at the Forest Service in regards to the potential closing of the Wells office and moving jobs in Wells to another office. Walz also suggested holding a local job fair to encourage the youth to stay here. With the addition of Long Canyon, the job market will be stretched and it may be harder to find staff.

## **STAFF REPORTS**

Supp stated financial disclosure statements for the Council members are due by January 15, 2016. The City does not need to have copies.

Better City is finishing up the asset section of their report and will start working diligently on tenant recruitment. There are several avenues for them to work with including geothermal, businesses interested in geothermal as well as heavy industrial.

Supp attended the County Commissioners meeting last week and the first Public Health meeting was held afterward. The County Commissioners have created a new Public Health Division with the County. Supp noted that it has been difficult to get a flu shot clinic or a provider. The school said they had flu shots if the City wanted them. Supp is having Senior Director Christie Arthur get a list of anyone needing flu shots and to get posters up. The cost is \$15.00 each and the hospital has resources to help those who may not be able to pay for the shot.

Walz and Supp have discussed opportunities to generate funds for the Golf Course bathroom addition. A list has been created of those who have a lot vested in the golf course and spent hours creating the golf course and wondered if they might participate

financially to help the City. In exchange, the City would have a thank you wall on the bathroom addition in recognition of that.

Walz and Supp also participated in the League of Cities teleconference from Las Vegas. AB493, which modified Dillon's Rule to give local government a home rule authority has asked the League to submit a report this year of local government and their requirements to utilize the home rule option. The City of Wells is a charter city not a general law city. General Law cities, in many cases, are going to be utilizing home rule much more than a charter city. There should be no reason for the City to have the need for home rule. The League of Cities then went on to talk about getting a consultant to write this report and analyze how this home rule has been utilized. There will be another meeting on the 25<sup>th</sup> to bring back the contract and cost. The League of Cities is looking for their members to pay for that report.

A bill draft to develop caucuses is something the League of Cities is talking about for the next legislative session. Another thing discussed is if a legislative position is vacated, the County Commission, for the area represented, is who would refill that position and make the recommendation to the Governor. Since the legislative territory is relined, it is no longer one county that legislature represents. In Carson City, the City of Carson City and the County of Carson City are the same boundaries. If the County has the voice in replacing that, so should the City. There was discussion on changing this law.

The last thing discussed was GOED and the changes made that affected CDBG grants. The original legislation wrote that if the Director of GOED didn't like the way the laws were going, the Director could change it. This was fought because one person should not have the ability to change the law. The League of Cities has asked to have a person on the GOED board for economic development.

There will be a bill draft on body cameras and whether this information will be public record. The property tax cap was also discussed.

Supp spoke with Kelby from Better City today and they are moving forward with geothermal exploration. Kelby is suggesting meeting with GOED to request more money to have exploration drilling money in the CDBG request.

City Hall will be closed on January 18, 2016 in observance of Martin Luther King Day.

## **CITIZENS TO ADDRESS THE COUNCIL**

There were none.

## **ADJOURNMENT**

The meeting was adjourned at 8:55 p.m.

Minutes of Wells City Council

Meeting of January 12, 2016

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**LAYLA M. WALZ**, Mayor

ATTEST:

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