

**MINUTES OF WELLS CITY COUNCIL
MEETING OF JANUARY 26, 2016**

CALL TO ORDER

Date: Tuesday, January 26, 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

City Manager Jolene Supp led the Pledge of Allegiance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Stuart made a motion to approve meeting minutes of January 12, 2016. Huff seconded the motion and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE MAYOR TO SIGN LETTER OF CONCERN TO FILL POSITION FOR U.S. FOREST SERVICE IN WELLS, NEVADA

Walz said she had been approached by a concerned employee of the Forest Service regarding jobs at the Wells Forest Service Office being sent out of the community. This person wanted to know if the City could support these jobs staying in Wells. A letter was drafted for Walz to sign supporting the jobs staying in town. Stuart suggested copies be made and sent to various congress members/representatives. Huff suggested contacting Assemblyman Ellison who may know of someone to contact regarding this issue. It was also suggested contacting the offices of Amodei, Heller and Reid. Huff made a motion to approve the Mayor signing the U.S. Forest Service letter. Stanhope seconded the motion and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO ACCEPT JENNIFER LEYVA LETTER OF RESIGNATION FROM THE PLANNING AND ZONING COMMISSION

Leyva has taken a job out of town and will not be able to continue to serve on the Planning & Zoning Commission. Huff made a motion to accept Leyva's resignation. Fuller seconded the motion and the motion passed unanimously.

RESOLUTION 16-01 RESOLUTION APPROVING APPOINTMENT BY THE MAYOR OF PERSON TO BE MEMBER OF THE PLANNING COMMISSION OF THE CITY OF WELLS

Walz reminded the Council that previously there had been three letters of interest in serving on the P & Z but there were only two positions open at the time. Judy Widmer had been contacted to see if she was still interested in serving and Widmer stated she was. Supp informed the Council that Widmer had called today saying she would not be able to serve. Some of the requirements to serve on P & Z were discussed such as needing to be a resident living within the City limits, cannot be related to anyone on the Council, not required to be a registered voter and no time limit on living in the City. The age limit was mentioned and will be looked into.

DISCUSSION AND REVIEW OF PUBLIC COMMENTS ON THE 2015 WELLS MASTER PLAN

Walz stated the comments received from Bottari had been noted in the Master Plan draft and each member had a copy of the updated draft. Walz did have some comments to add. Huff asked to receive these comments in writing. Supp suggested the comments could be inputted and brought back to the first meeting in February and then there will be one more meeting after that for final comments. Stuart asked what ways citizens could make comments and was told they could call the office and leave comments or comments could be submitted in writing. Supp stated the forty day comment period ends the first

week in March and final approval will be at the first meeting in March. Supp said this will be on the agenda until final approval.

DISCUSSION ON SELECTING TWO COUNCIL MEMBERS TO MEET WITH ELKO COUNTY SHERIFF ABOUT CODE ENFORCEMENT AND 2017 CONTRACT

Walz began that originally Undersheriff Clair Morris was going to come to the meeting but Walz asked for this to be changed. Walz thought it may be more productive if two City Council members came up with a draft contract plan with what the City thinks should happen with code enforcement and meet with the Sheriff. Walz, Stuart and Fuller all expressed interest in serving on the committee. Huff was interested but didn't know if he would have the time. Supp stated this should be done in the next couple of weeks if talking about substantial contract changes as the District Attorney as well as the City's legal counsel would have to review it. Walz stated the two members would need to review the existing contract with the Sheriff's Office and look for concerns and discuss ways to address the issues with code enforcement. Supp added that continued training for the officers on the code will be needed. Walz stated training knowledge of the code should be part of the contract. Walz also thinks a staff member familiar with the code should be included on this committee. Supp stated she would be at the meeting. Huff made a motion to select Stuart and Fuller to meet with the Elko County Sheriff on code enforcement. Stanhope seconded the motion and the motion passed unanimously.

DISCUSSION CONCERNING CITY OF WELLS PROPERTY TAX RATE AND POSSIBLE ACTION TO ESTABLISH TAX RATE FOR FISCAL YEAR 2016

Walz began that this is something that is done annually. Walz did not remember the property tax ever being raised as long as she has been on Council and does not see a need to increase it. Supp added the last increase was in 2001. Supp stated the current Wells tax rate is .9605; Elko County adds 2.5086 for a total of 3.4691. The property tax cap is 3.64. With the property tax cap law, existing residents cannot be charged more. This would all be for new construction only. Supp mentioned on the tax statements, the value of property went up but taxes did not change unless there was an ownership change.

The handout gives examples depending on what the property was appraised at, the annual tax, how much comes to Wells and how much goes to the school district. Carlin is at their tax cap. On the last page of this handout were the aggregate numbers for 2016. Huff thinks it is a benefit to keep the rate where it's at to entice people to come to Wells. Walz added reducing the tax would benefit everyone. Stanhope made a motion to keep the property tax rate the same. Stuart seconded the motion and the motion passed unanimously.

CLAIMS COMMITTEE REPORT; ACTION TO APPROVE FINANCIAL STATEMENTS

Huff made a motion to approve Warrant Register dated January 13, 2016 to January 26, 2016 in the amount of \$80,847.57. Fuller seconded the motion and the motion passed unanimously.

COUNCILMEN'S REPORTS

Huff mentioned the Boys and Girls Club fundraiser on February 6, 2016. There will be a dance, tri tip dinner and auction. With the tickets that have been sold, over two hundred people are expected. Huff added this event will be held at the Indian Colony gym, will be a good fundraiser for the Boys and Girls club and tickets are still available.

Stuart wanted to thank the Senior Citizens for the dinner provided for the State of the City. Stuart continued that the event was sponsored by the Chamber of Commerce and thanked all those who participated.

Walz added she was also in attendance and thanked Supp for her presentation, the seniors for the dinner and the Chamber for putting it all together. Walz will be attending the NNRDA meeting on Thursday in Elko.

STAFF REPORTS

Supp reported that two weeks ago, eighteen letters had been sent out in regard to code compliance. Supp did drive by those residences who had received the letters and wanted to report that there are still nine trailers or unlicensed vehicles left on the street. Of those nine, four have contacted City Hall staff or the Board to say more time is needed due to the amount of snow. Supp added there are still some that have done nothing.

Supp received a call from the court regarding property on Third Street that had a deferred sentence for two years. The property owner was to continue to keep the property cleaned up. Supp drove by it today and stated more stuff has been brought in than taken out. The court could fine the property owner \$1,000 and Supp is concerned that the property owner may not be able to afford the fine.

Americorps will be in town the first of February to review the project on Wells Avenue as well as the Old West park project.

Supp has been working with Naveran on starting the environmental work for CDBG. Walz and Supp had a teleconference with Better City, GOED and USDA trying to get more money for the geothermal exploration drilling. Sam Billin was also in the office today and is extremely knowledgeable about geothermal. Billin gave some suggestions and is willing to help write a scope of work. Billin felt a lot could be learned from studying the water chemistry and surface temperature to determine what the temperature was below ground. Billin was also going to check on the Nobel Energy well further and did not think there would be a problem getting 140 degree water. Some of the changes in technology are helping to pinpoint and determine depths and temperatures. Better City was suggesting the City change plans a little bit and if possible, through City funding, do

some of the geothermal work in house using City funds and save the CDBG funds for actual test drilling. GOED was willing to look at that.

Beth Woodbury gave Supp the meeting minutes from the Elko Medicare work group. The next meeting is February 3rd in Elko.

Supp has been in touch with Dave White, the Physician's Assistant in Elko. White may have found a physician for this area and is working on the feasibility of having her here full time.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

ADJOURNMENT

The meeting adjourned at 7:50 p.m.

LAYLA M. WALZ, Mayor

ATTEST:

JOLENE M. SUPP, City Manager/Clerk