

**MINUTES OF WELLS CITY COUNCIL  
MEETING OF FEBRUARY 23, 2016**

**CALL TO ORDER**

Date: Tuesday, February 23, 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: Heather Iveson, Utility Clerk  
Sherry Justus, Deputy Clerk  
Samantha Naveran, Administrative Services  
Patti J. Zander, Deputy Clerk

**PLEDGE OF ALLEGIANCE**

Councilwoman Stuart led the Pledge of Allegiance.

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

Stuart made a motion to approve meeting minutes of February 9, 2016. Stanhope seconded the motion and the motion passed unanimously.

**CITIZENS TO ADDRESS THE COUNCIL**

There were none.

**UPDATE AND DISCUSSION ON BETTER CITY TELECONFERENCE FROM  
FEBRUARY 17, 2016 AND MATTERS THEREOF**

Minutes of Wells City Council  
Meeting of February 23, 2016

Walz began that Better City is continuing work on the flood plain mitigation on the property across from the Ranch House and thought a hot water pond could be an option on this property. Better City also recommended doing a mineral right search within the City of Wells because in the State of Nevada, geothermal water is a mineral right. Better City is hoping that phase one will be starting soon which will be the geothermal probing, funded by the City, to hopefully reinforce the CDBG grant. Walz continued that Supp was completing the environmental study last week. Walz added another item of discussion was conducting a survey on housing needs in Wells. There has been talk that some of the Long Canyon employees are getting tired of the bus ride and looking for places to live in Wells and not finding anything.

Stuart also attended the teleconference and mentioned that there was discussion about a water park similar to Lava Hot Springs. Stuart said a title search would be needed in the mineral rights search. Stuart feels Better City is of great value for future development.

### **FINAL PUBLIC COMMENT PERIOD ON THE 2015 CITY OF WELLS MASTER PLAN, POSSIBLE ACTION TO APPROVE PLAN**

Walz began that tonight is the final comment period on the Wells Master Plan. Stuart asked if in the future, non-compliant businesses that are in general commercial districts should be asked to move to the Industrial Park to make them compliant. Stuart continued that it would be nice to have them in the proper location and didn't know if the Board wanted this added to the Master Plan. Huff said if the Master Plan is approved, it can still be edited and adjustments made in the future. Walz felt that the section on page 17 titled Downtown/Commercial refers to this. Stanhope made a motion to adopt the Wells Master Plan. Huff seconded the motion and the motion passed unanimously.

### **PRESENTATION OF THE 2017 BUDGET LINE ITEMS AND INITIAL DISCUSSION OF A PROJECTS LIST AND FUNDING SOURCES**

Walz has gone through her copy and highlighted items she has questions on but felt for the most part, the budget was pretty close to last year's budget. When Supp is back, Walz will ask her the questions she has regarding the golf course, salaries and why the general fund is so much higher than last year. Walz would like to work with City staff to compile the lists for the different departments, prioritize them and chart the lists based on impact and expense.

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

Huff made a motion to approve Warrant Register dated February 10, 2016 to February 23, 2016 in the amount of \$80,587.24. Fuller seconded the motion and the motion passed unanimously.

## **COUNCILMEN'S REPORTS**

Stuart stated a teleconference with the League of Cities was held regarding AB193 which has to do with Dillon's law and was passed in the Legislature. Attorneys have done research to see what is possible and not possible in the bill. A charge back will be made to the Cities for the contract signed for the attorney to dissect AB193. Stuart just thought the City should be aware that a bill could be coming from the League of Cities for attorney fees.

Walz will be attending a housing summit hosted by NNRDA on Thursday at the college. Walz will be taking Better City's housing study that has been completed. The purpose is to promote housing in the community with the banks and developers and convince them of the need and challenges faced. The regular meeting for NNRDA is Wednesday at 1 p.m. and Walz will be sitting in via conference call.

## **STAFF REPORTS**

Justus mentioned that Xpress Bill Pay is up and running and training was completed last week. Iveson stated she likes Xpress Bill Pay so far and it is very user friendly.

## **CITIZENS TO ADDRESS THE COUNCIL**

There were none.

## **ADJOURNMENT**

The meeting was adjourned at 7:20 p.m.

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**LAYLA M. WALZ**, Mayor

ATTEST:

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

BY:

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**PATTI J. ZANDER**, Deputy Clerk

