

**MINUTES OF WELLS CITY COUNCIL
MEETING OF MARCH 8, 2016**

CALL TO ORDER

Date: Tuesday, March 8, 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: Robert D. Stanhope, Councilman

ROLL CALL

Present: Robert D. Stanhope, Councilman

Absent: Layla M. Walz, Mayor
Kenny W. Huff, Vice-Mayor
Cindy Fuller, Councilwoman
Yvonne Stuart, Councilwoman

Quorum: No

Staff Present: Jolene M. Supp, City Manager/Clerk
Patti J. Zander, Deputy Clerk

The meeting was recessed due to lack of a quorum and was set to reconvene on March 9, 2016 at 7:00 p.m.

CALL TO ORDER

Minutes of Wells City Council
Meeting of March 8, 2016

Date: Wednesday, March 9, 2016
Time: 7:02 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: Kenny W. Huff, Vice-Mayor

ROLL CALL

Present: Kenny W. Huff, Vice-Mayor
Cindy Fuller, Councilwoman
Robert D. Stanhope, Councilman
Yvonne Stuart, Councilwoman

Absent: Layla M. Walz, Mayor – arrived at 7:15 p.m.

Quorum: Yes

Staff Present: 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 Supp led everyone in the Pledge of Allegiance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Stuart made a motion to approve meeting minutes of February 23, 2016. Stanhope seconded the motion and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

CONSIDERATION OF REQUEST FROM WELLS FAMILY RESOURCE AND CULTURAL CENTER TO ALLOW PINWHEEL PLACEMENT ON CITY PROPERTIES DURING THE MONTH OF APRIL IN CONJUNCTION WITH HEALTH AND SAFE CHILDHOOD CAMPAIGN; RELATED DISCUSSION AND POSSIBLE ACTION TO GRANT PERMISSION FOR PINWHEEL PLACEMENT

Arial Howell, Executive Director for the Wells Family Resource Center was at the meeting to request permission to place the Pinwheels for Prevention on various City property. Howell also had packets for the Board of activities for the month of April. There is always a coloring contest as well as pinwheels displayed throughout the community. New this year is a committee that is going room to room at the elementary school giving information as to what the pinwheels mean, community training on being a mandated reporter, encouraging messages on social media, go blue day on April 8, 2016 for the entire State as well as the annual pinwheel award. Stanhope made a motion to approve the request from the Wells Family Resource Cultural Center. Fuller seconded the motion and the motion passed unanimously.

PRESENTATION FROM RIEDESEL AND ASSOCIATES OF THE MASTER PLAN FOR THE WELLS HARRIET FIELD AIRPORT AND MATTERS THEREOF

Supp stated that Riedesel has the master plan in draft form and met with the pilots last night. Time was spent trying to prioritize the twenty year capital improvement wish list. Discussion was on where to start and what was needed and fundable by the FAA. The pilots felt the pilots lounge was something that was needed but not fundable. Installing a helipad was also discussed. Joe Freeland is the new NDF State Forester and was previously with the BLM. Supp discussed with Fire Chief Keven Hall as to whether to contact Freeland to see if there is any interest in the BLM or NDF creating a helipad. Riedesel put some numbers behind the wish list and there was about seven and a half million dollars in long term capital improvement, of which five million was the estimated funding from the FAA. The maps of the future layout were available with some of the benefits and drawbacks. For example, a taxiway is one of the things the FAA would like to see done for safety reasons. The fuel islands are fifteen feet too close to where the taxiway would be. There was discussion on whether it would be feasible to move the fuel fifteen feet which might encroach on the tie down area. Riedesel will come back in another month or so to meet with the pilots again and then be ready to present the entire master plan.

DISCUSSION OF THE 2017 BUDGET REGARDING CAPITAL EXPENDITURE AND MATTERS THEREOF

Supp began that after the last meeting, Walz met with the department heads who presented a wish list to Walz. A graph was designed breaking these items into high impact – low cost; high impact – high cost; low impact – low cost and low impact – high cost. The items were also divided up to determine where the funds would come from. This was done for the Board to review to see if there were certain projects the Board thought should be put in the budget. Supp thought some of the projects could be phased. Walz stated something discussed as a high priority was the well #2 building expansion as well as a second chlorinator and painting the big tank.

DISCUSSION AND ACTION TO APPROVE WELLS SENIOR CENTER GRANT REQUEST FOR NEVADA AGING AND DISABILITY SERVICE DIVISION TRANSPORTATION SERVICE GRANT APPLICATION, COMMIT MATCHING FUNDS AND AUTHORIZE THE MAYOR TO SIGN

Supp reported that Naveran completed her first grant and did an excellent job putting it together. It is a request for \$28,713 to operate the transportation program. The bus delivers the home bound meals, takes the seniors to Elko as well as local trips and future trips to Twin Falls, Idaho. Huff made a motion to approve the Wells Senior Center grant request for Nevada Aging and Disability Service Division for transportation. Stuart seconded the motion and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE CHANGES TO THE 2015 CITY OF WELLS MASTER PLAN

This was already done at the last meeting.

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

Supp asked Naveran to adopt all the suggested changes in the Wells Master Plan and everyone had the final in their packet. If this resolution is adopted, it will be sent to Better City to facilitate the redevelopment agency resolution. Huff made a motion to approve Resolution 16-01. Stanhope seconded the motion and the motion passed unanimously.

UPDATE AND DISCUSSION ON BETTER CITY TELECONFERENCE FROM MARCH 2, 2016 AND MATTERS THEREOF

Supp stated that Stuart also sat in on this teleconference. Supp continued that the drafts of the last two sections of the Better City plan have been received by the City and are available electronically as well as in paper form. One is the Asset Inventory section and one is the Moderate Income Housing plan. Naveran and Supp sent out the environmental questionnaires to start the environmental assessment for the geothermal project. Supp spent some time today with the State Historic Preservation, working on providing all of the information to determine the impact on drilling. In regards to an energy company that could use geothermal water, Better City may be able to provide technical assistance with this. If one of the test holes is developed, a mineral right will be needed. A questionnaire on housing has also been developed. Supp talked to Pamela Smith with Newmont who was very interested in the electronic survey monkey being the best way to approach the Newmont employee's. Smith also reported that there are ninety-four hourly employees at Long Canyon. Of those ninety-four, twenty-five of them are living in Wells. There are between twelve and seventeen living in Wendover. The rest are living outside the area and being bused in. The second round of employment will start in June.

Stuart reported that the geothermal project is going to be extensive. Stuart said the Council needs to focus on getting contractors to develop housing. Stuart stated in the housing analysis in Better City's report, this will have a huge impact on the City if there is no housing available. Stanhope added that on page 15 under recommendations, it states that not capturing new residents coming to the area to work at the mine would represent a huge opportunity lost for Wells. Stanhope agreed with this and asked if it would be possible to fast track to build infrastructure within the next six to twelve months. Supp thought this would be possible because the City does have lots of infrastructure in place. The key will be what the developer is willing to do. Supp is willing to present to the Board a phased development as long as there is some long term opportunity for that development.

Supp received an email from Realtor Paul Bottari regarding the Moderate Income Housing Plan who was adamant on a level playing field and letting the private sector develop housing. Supp added the private sector is not stepping up to the plate. Better City is also trying to reach out to developers. Walz commented that she attended the NNRDA Housing Summit two weeks ago and a lot of what was heard from developers is that it is risky to build in small towns. Also banks are not willing to finance infrastructure because there is no collateral. It was suggested that there were financing options available if there was development of a "special improvement district." Supp thought maybe the City could offer, with risk, subordinating the land and waiting until a home closes and sells, which would minimize the developer's risk. Walz stated heavy focus has been on development on Angel Lake Road but the infrastructure is not there. Consideration needs to move towards developing where there is infrastructure or where getting the infrastructure is more affordable. Supp said the Birdzell tract of land has infrastructure all around it; water, sewer and electricity. Supp thinks this property could be phase developed and help stimulate that activity. Supp said two of these lots have the infrastructure and paved streets. There are eight lots in Pacific Addition that have water, sewer, electricity, sidewalks and paved streets right to them. There are also lots on Baker that Mike Seech owns with utilities in place as well as on Dover.

DISCUSSION AND POSSIBLE ACTION ON BLANCHARD LAND SALE FROM THE CITY OF WELLS AND STEWART TITLE, REASSIGNMENT TO CLAYTON HOMES AND MATTERS THEREOF

Walz stated that staff has a resolution for this item so this item will be bypassed for now. Supp did want to use this item as an example of the time it takes to get a house. Blanchards came to the Council last August showing interest in purchasing the lot and are now just getting to the point of closing on that house because of delays in appraisals and the bad winter. It is moving forward.

CLAIMS COMMITTEE REPORT; ACTION TO APPROVE FINANCIAL STATEMENTS

Huff made a motion to approve check register dated February 1, 2016 to February 29, 2016 in the amount of \$23,188.58. Fuller seconded the motion and the motion passed unanimously. Huff again made a motion to approve Warrant Register dated February 24, 2016 to March 8, 2016 in the amount of \$69,379.30. Fuller seconded the motion and the motion passed unanimously.

COUNCILMEN'S REPORTS

Stanhope attended the Elko County Recreation Fund meeting and reported work is being done on the budget. Stanhope has given it to Supp to review to make sure any input concerning Wells is correct.

Walz again mentioned the housing summit attended and stated it was very informative and she came back with some good ideas as far as the USDA funding through the farm bill and the SID. There were developers there to talk to and to find out what is keeping them out of small communities. Walz stated that it sounds like Wendover, Carlin, Battle Mountain and Wells are all having the same difficulty as far as housing and getting those developers to come. It has a lot to do with risk as well as getting skilled laborers into the community. Walz also mentioned that enrollment for the election has opened and there are three open seats available on the Council.

STAFF REPORTS

Supp began that the plans for the Hampton Inn have been received. The health permit has been applied for as well as the encroachment permit to Nevada Department of Transportation for review and approval. There was some concern about the level of development that may or may not need to be done. A good job was done on mitigating all of the development requirements and providing sound numbers so that NDOT will agree with them and move forward as soon as possible.

The Golden Gate Petroleum Development has resubmitted their plans to the State Fire Marshal's office and anticipate approval the end of this week or first part of next week. The permit from the City will be issued as soon as approval is received from the State. Golden Gate has already received approval from State Health Department.

The final inspection for Dunkin Donuts will be next Thursday and hope to give them a Certificate of Occupancy so they can move on to training employees.

Two homes are being worked on being built by private owners.

Staff has the Xpress Bill Pay up and running. There are seventy-seven customers using Xpress Bill Pay as well as several requests received for paperless billing.

Letters have been sent out to residents on Wells Avenue to inform them of the curb, gutter and sidewalk work scheduled to start April 18, 2016.

Pengelly reported that he was able to get scholarships for him and three of his employees to attend the Nevada Rural Water conference next week in Reno.

Sheriff Jim Pitts was at the meeting to report the February numbers for calls by the officers assigned to Wells. Pitts also announced that Clair Morris has retired as undersheriff. Morris started in law enforcement in July of 1976. Lt. Kevin McKinney will be the acting undersheriff until further notice. Wells will be getting a new deputy as one will be transferring back to the Elko area.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

ADJOURNMENT

The meeting adjourned at 8:10 p.m.

LAYLA M. WALZ, Mayor

ATTEST:

JOLENE M. SUPP, City Manager/Clerk