

**MINUTES OF WELLS CITY COUNCIL  
MEETING OF JUNE 14, 2016**

**CALL TO ORDER**

Date: Tuesday, June 14, 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: Kenny W. Huff, Vice-Mayor

**ROLL CALL**

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

Absent: Layla M. Walz, Mayor  
Cindy Fuller, Councilwoman

Quorum: Yes

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

**PLEDGE OF ALLEGIANCE**

Heather Iveson led everyone in the Pledge of Allegiance.

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

Stanhope made a motion to approve meeting minutes of May 24, 2016. Stuart seconded the motion and the motion passed unanimously.

**CITIZENS TO ADDRESS THE COUNCIL**

Rolf Bertler, leader of Boy Scout troop 149 and his scouts came forward to inform the Council they were at the meeting to earn their communication merit badge. To qualify for this merit badge, the boy scouts were to come to a public meeting to practice their listening skills and learn about different ways of communicating. Each troop member told a little about duties of a boy scout.

Paul Bottari wanted to update the Board on his plans to bring the school house in next weekend and put it in place at the park then get it sided and roofed. Bottari also stated the hope is to have most everything in place by August 4, 2016. Bottari thanked the City for their cooperation in working with the Society for the Preservation of Western Heritage in getting the park ready.

**DISCUSSION AND POSSIBLE ACTION TO GRANT SPECIAL LIQUOR LICENSE FOR WELLS CHAMBER OF COMMERCE AND SOCIETY FOR THE PRESERVATION OF WESTERN HERITAGE FOR AUGUST 4<sup>TH</sup> AND 5<sup>TH</sup>, HERITAGE DAYS AND AUGUST 19<sup>TH</sup> AND 20<sup>TH</sup> FOR THE RIB COOK OFF**

Stuart stated that she needs to change the dates for these events and would have to abstain from voting on this item. Stuart added with there being no quorum, suggested this item be tabled. Stanhope made a motion to table the special liquor license for the Wells Chamber of Commerce until the next meeting. Stuart seconded the motion and the motion passed unanimously.

**PRESENTATION OF NEVADA PUBLIC AGENCY INSURANCE POOL (NPAIP) FOR THE CITY OF WELLS INSURANCE RENEWAL FOR FISCAL YEAR 2016-2017 AND ACCEPTANCE OF RENEWAL PROPOSAL AND APPROVAL FOR PAYMENT FROM 2016-2017 FUNDS**

Supp began that Wayne Carlson could not be at the meeting tonight so Supp informed Carlson she would make the presentation to the Board. Supp continued that in terms of coverage, nothing has changed. This is a liability policy that includes coverage on all buildings, vehicles and some equipment. The annual cost for fiscal year 2016-2017 is \$50,872 which is a decrease of 17% or \$5,000. Stuart made a motion to accept and approve the renewal of the Nevada Public Agency Insurance Pool for fiscal year 2016-2017. Stanhope seconded the motion and the motion passed unanimously.

**DISCUSSION AND REVIEW OF DRAFT PRO FORMA FOR HOUSING DEVELOPMENT, DISCUSSION ON TAX INCREMENT FINANCING AND POSSIBLE CITY INCENTIVES AND UPDATE ON BETTER CITY TELECONFERENCE FROM JUNE 9<sup>TH</sup> AND MATTERS THEREOF; TO INCLUDE REVIEW OF PRELIMINARY PLAN FOR THE CITY OF WELLS REDEVELOPMENT AREA AND ACTION TO FORWARD PLAN TO WELLS PLANNING AND ZONING COMMISSION FOR REVIEW AND COMPLIANCE WITH CITY OF WELLS MASTER PLAN**

Huff stated there is a lot of content in this item but the main action is to forward the Preliminary RDA Plan to the P & Z Commission for their review and approval and then present it to the Board for final approval. Supp reminded the Board that the City Council is also the City of Wells Redevelopment Agency Board. The P & Z will review this plan at the meeting scheduled on June 23, 2016 then will create a report to forward to the Wells City Council. This report will also be sent to every property owner in the redevelopment area as well as advertised once a week for four consecutive weeks that

this plan is available for review at City Hall. Supp will be contacting property owners to see if any would like to contribute to redeveloping their property. The plan does not discuss the details about how money will be disbursed. Supp feels the P & Z will be working with this plan for at least a month. This plan talks about blighted areas, job creation, housing units, beautification and public infrastructure. There are also limitations per state law in this plan. Land can only be purchased for the direct purpose of redevelopment.

Something the WNDD Redevelopment Agency did was to get the finance/land issues completed beforehand so projects are shovel ready; i.e. title search, surveying of the corners, phase one of the environmental. The money for this would come out of the Redevelopment funding. Huff asked Supp how funds are collected for the Redevelopment Agency. Supp stated it is from tax increment financing. Upon approval from the City Council, an analysis is done to say this is what the current taxes under the redevelopment map are generating. Any development done that is increasing the tax rolls increases the value, and that increment goes back to the Redevelopment Agency. For example, if the taxes on a current business are \$5,000 and a large development is completed to the existing business and taxes go up to \$50,000, the extra \$45,000 generated by the development goes right into the Redevelopment Agency fund. Stanhope made a motion to present this plan to the P & Z Commission to review. Stuart seconded the motion and the motion passed unanimously.

Stuart requested more information on multi-family housing as to whether it would be available to just property owners in the redevelopment district or to anyone. Supp added that Better City put together a pro forma for a fifty unit multi-family housing apartment complex development. To make this project feasible, 100% of the tax dollars that this entity pays through a developer agreement would get paid back to any entity that built this project. The only place that tax increment financing is available right now is inside a redevelopment agency. This pro forma assumes that the City Council is willing to give land incentive in phases. Better City wanted to see what the whole project looked like after the housing analysis showed the need for more current housing. A zoning change would also need to be done as the most units allowed per parcel are six.

Supp went to a class on Friday sponsored by the University of Nevada Reno at which UNR gave each entity an in depth developer agreement that was recommended be sent to legal counsel for review. This developer agreement has a lot of items that may not apply to developer agreements for small cities. The City needs to be more astute in regards to developer agreements and if there is a developer that won't enter into an agreement, the City needs to beware. It was recommended that a developer agreement be signed by everybody and the City be cautiously proactive.

## **DISCUSSION AND REVIEW TO APPROVE ANNUAL FISCAL STATEMENT AND PUBLISH PER NEVADA REVISED STATUTE**

Supp stated that this is a statutory requirement and is something that is done every year. Stanhope made a motion to approve the annual fiscal statement and publish per Nevada Revised Statute. Stuart seconded the motion and the motion passed unanimously.

### **CONTINUE DISCUSSION ON WAGE COMPARISON STUDY OF SURROUNDING AREAS ON PAY STEPS AND GRADES AND PERCENTAGE OF BUDGET EXPENSES VS. PAYROLL COSTS**

Supp stated this will be the last of the research done on wages. Supp stated the City of Wells distributes wages and benefits based on activity. Elko has 69% of their wages coming out of the general fund but Elko also has a union, paid firemen and a large police force which is why their number is higher than Wells is at 52%. Wells has a lot of volunteers which reduces the percentage of payroll.

### **UPDATE ON PLANNING AND ZONING COMMISSION, APPOINTED MEMBERS AND REQUEST FOR PARTIES TO FILE LETTER OF INTEREST TO SIT ON COMMISSION**

Huff stated that there are two members on P & Z that will be moving to the City Council the first of the year. Supp added that two members are going to be resigning. That leaves two members and four are needed for a quorum. The last meeting there was no quorum and the meeting has been rescheduled for June 23, 2016 to which it has been verified there will be a quorum. There is a need for P & Z members. Supp did suggest that there are two City Council members who will be done the end of the year that could serve on P & Z and still be able to stay in touch with what is going on in the City.

### **LINE ITEM TRANSFER REPORT**

Supp stated some transfers are needed to make sure there no items over budget. The cemetery fund is over budget by \$250; the Golf Course is going to be really close so Supp wanted to put some money there as well as the park. These are all in the recreation department. Stuart made a motion to make the line item transfers as presented. Stanhope seconded the motion and the motion passed unanimously.

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

Stanhope made a motion to approve the check register dated May 1, 2016 to May 31, 2016 in the amount of \$30,998.47. Stuart seconded the motion and the motion passed unanimously. Stanhope made a motion to approve Warrant Register dated May 25, 2016 to June 14, 2016 in the amount of \$63,202.65. Stuart provided the second and the motion passed unanimously.

### **COUNCILMEN'S REPORTS**

Stanhope reminded the Board that last year he had informed them about a publication called the "Adventure Guide," in which several entities were advertising what was happening in their cities for 2015. Stanhope was upset that Wells was not mentioned in this publication at all. Stanhope had the 2016 copy and stated Wells is still not mentioned. Stuart stated the Chamber of Commerce did some research on this publication and stated the information is required very early and the cost is \$1,200. This would be cost prohibitive for the Chamber. Huff stated funds from the Elko County Recreation fund could be used as this would be for marketing. Stanhope would like the City to be more proactive in trying to get in this publication in the future.

Stuart stated she sat in on a teleconference with the League of Cities and Stuart wanted to know how the Project "Main Street" was coming for Nevada. Stuart stated it was her opinion that the Governor was more interested in the GoEd Program. Supp stated that GoEd is a division of the Governor. Supp thought the Main Street Program was taking a back seat to the Dillon's law ruling and didn't think it had anything to do with GoEd. Stuart said according to the teleconference call, GoEd had preference to the Main Street Program due to money constraints.

## **STAFF REPORTS**

Supp stated that June 23, 2016 will be the P & Z Meeting at 6:00 p.m. Discussion will be the Office Residential Zoning as well as the introduction to the redevelopment plan.

Interviews for public works have been done and temporary seasonal help has been hired with one position being out at the blue bin. Pengelly also thought a person he hired would be able to help with the sidewalk project. Public Works has been busy working on the roof of the gazebo.

Several comments have been received about the cemetery lawns not being mowed prior to Memorial Day weekend. Supp apologized for that stating three employees had children that were playing baseball at State and one had a spouse in the hospital. Pengelly is looking into purchasing culverts to address the drainage problem on the south side of town.

Golden Gate Petroleum has broken ground. Supp has met with the project directors and provided information on what is and is not available.

The Hampton Inn has resubmitted plans to the State Fire Marshal and Supp informed them the City still needs two copies of the resubmitted plans. Supp met with Greg Love who was in town last week and discussed the activities scheduled for the Loves property. Supp has had several "calls" from people inquiring about things going on in town.

Blue bin hours were adjusted to 10:00 a.m. to 2:30 p.m. allowing for a half hour lunch from 12:00 to 12:30 p.m. There are still people who want to take wet garbage to the blue bin but wet garbage is not allowed in the blue bin.

Stanhope and Supp were in court a week ago in regards to the three properties that were needing to be cleaned up. Supp did not think the property was cleaned up enough to comply. The sentencing was delayed for one more month. Supp offered help when the Sheriff's Department was here for the City clean up and only one person took Supp up on the offer. Supp will be contacting owners of some other properties that need attention. If there is not improvement to these properties, Supp will contact the Sheriff to issue citations.

Iveson mentioned a Farmer's Market will be held the last Saturday of the month, June 25, 2016. Stuart stated she would like to do some advertising through the Chamber.

#### **CITIZENS TO ADDRESS THE COUNCIL**

There were none.

#### **ADJOURNMENT**

The meeting adjourned at 8:08 p.m.

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**KENNY W. HUFF**, Vice-Mayor

ATTEST:

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

