

**MINUTES OF WELLS CITY COUNCIL
MEETING OF JUN 27, 2017**

CALL TO ORDER

Date: Tuesday, June 27, 2017
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: Cindy Fuller, Vice-Mayor

ROLL CALL

Present: Cindy Fuller, Vice-Mayor
Laura Moore-DelRio, Councilwoman
Tamrah Jackson, Councilwoman
Yvonne Stuart, Councilwoman

Absent: Layla M. Walz, Mayor

Quorum: Yes

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

PLEDGE OF ALLEGIANCE

Sherry Justus led everyone in the Pledge of Allegiance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Jackson made a motion to approve meeting minutes of June 13, 2017. DelRio seconded the motion and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY SPECIAL
USE PERMIT FOR TA OPERATING LLC TO ALLOW THREE SINGLE WIDE
TRAILERS AT 1435 SIXTH STREET, LOT 10, BLOCK 37N RANGE 62E, APN
#002-760-055**

Minutes of Wells City Council
Meeting of June 27, 2017

John Morgan and James Weaver, Managers from TA Petro and the Iron Skillet were at the meeting to request the City allow TA to put up to three new, single wide trailers on their three spaces at 1435 Sixth Street to provide housing for management staff. These trailers would not be available for rent and only used to retain managers. The previous owner had trailers on this property and existing utilities are still in place. When the property was sold, the trailers were taken out and everything was reverted back to commercial zoning. Jackson asked if there would be landscaping and was told landscaping could be done in the front of the trailers but the trailers could not be seen from the street and would sit on the back side of the Rest Inn and Motel 6. There would be an application process through the corporation to be able to rent these trailers. The trailers would only be available to employees that have been with the company for a year or be transferred from another area and will be low income property. Resident Denny Stanhope wanted to know exactly where this property was located. Stanhope continued that the City has been trying to clean up town and putting residential trailers in a commercial zoned area was a contradiction to what the City has been trying to do. Jackson asked if this has been used in other areas and if it was affective and was told it has been done in the east and recently done in Mill City.

Supp stated if this was income property for rent, why not put the trailers on R2-MH property and rent the whole package out. Supp thought the trailers would be a “gift” to the management to have some place to live but if the trailers are being rented out, why not put them in a residential area. Morgan has not seen all the paper work but stated the rent is \$200 a month including all utilities and is only going to be used to retain managers and recruit new managers. Stuart made a motion to deny the request for TA Operating to place three single wide trailers on a commercial piece of property. There was no second so the motion died. DelRio made a motion to wait until more information is available before a decision is made. Jackson seconded the motion and the motion passed unanimously. DelRio thought the information that was provided was very vague.

DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE VICE-MAYOR/CITY MANAGER TO SIGN THE PURCHASE OFFER FROM W. DREW BAKE FOR GEOTHERMAL RESOURCES

Supp stated the offer that was discussed with the realtor was to offer \$2,000 with an option to purchase the property and the \$2,000 would go towards the purchase price. The purchase would be contingent upon: permission to drill an observation well on the property; the geothermal use being what the Board’s expectations are and contingent on what the appraisal comes in at. If all three contingencies meet the Board’s satisfaction as well as the appraisal, the purchase price would be \$146,000. If the City does not purchase the property, the Seller will keep the \$2,000.

There was confirmation from the State that there is no 5% royalty on geothermal property. The geo-thermometry work has been scheduled for July 11, 2017 using the DOE grant. The RFQ’s are due this Friday and is funded through the CDBG grant and

drilling could begin sometime in August. Stuart made a motion to authorize either the Vice-Mayor or City Manager to sign the purchase offer from W. Drew Bake for the geothermal resources subject to the contingencies as presented in the contract. Jackson seconded the motion and the motion passed unanimously.

REVIEW, DISCUSSION AND ACTION TO APPROVE ANNUAL FISCAL STATEMENT AND PUBLISH PER NEVADA REVISED STATUTE

Supp stated the City is required to publish the general fund and proprietary fund audit results from last fiscal year, what is estimated for this fiscal year as well as the budget for next fiscal year. Jackson made a motion to approve the annual fiscal statement and publish per Nevada Revised Statutes. DelRio seconded the motion and the motion passed unanimously.

DISCUSSION AND REVIEW OF DRAFT EMPLOYMENT AGREEMENT FOR GOLF PROFESSIONAL/MANAGER CONTRACT

Supp stated that this one year contract was just received late today and it is just for review and discussion. Supp continued that the City will account for all income that comes in from the golf course. Supp added that the termination language has been changed from previous contracts. If the clubhouse is open twelve months a year, the pay would be \$4,166 a month. Currently it is \$20,000 plus the bar, concession, lessons, tournament, range and carts. DelRio stated she would like to see both contracts together. Supp is hoping that by the end of July there might be something more finalized to be able to go out and advertise for the position.

RESOLUTION 17-08 – RESOLUTION TO AUGMENT THE FISCAL YEAR 2016-2017 BUDGET OF THE CITY OF WELLS - DISCUSSION AND ACTION TO APPROVE RESOLUTION

Supp stated the City had more revenues than were budgeted but spent more than what was budgeted. The flooding in February caused the street budget to be over budget. The cemetery may also be over a few thousand dollars due to watering. Stuart made a motion to approve Resolution 17-08 to augment the fiscal year 2016-2017 budget. Jackson seconded the motion and the motion passed unanimously.

CLAIMS COMMITTEE REPORT; ACTION TO APPROVE FINANCIAL STATEMENTS

Jackson made a motion to approve Warrant Register dated June 14, 2017 to June 27, 2017 in the amount of \$92,764.01. DelRio seconded the motion and the motion passed unanimously.

COUNCILMEN'S REPORTS

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Stuart mentioned the Senior Citizens are holding a yard sale on Saturday as well as Saturday will be the Farmer's Market. Stuart would like to request to use the AmeriCorp team to help with the July 4th parade.

STAFF REPORTS

Supp began that the curb, gutter and sidewalk the Americorp team is helping with could be done by the end of the week. AmeriCorp is planning on helping with the parade and their last day here will be July 11th.

Wayne Carlson who was at the last meeting from POOL and PACT notified us that the amount of the insurance was calculated wrong and there will be an \$800 credit.

Supp sat in on a FEMA teleconference today. FEMA would like to do some studying on the Humboldt River Basin surface and head waters. Supp urged them to bring more people in on the teleconferences such as the County and NDOT. Supp reminded FEMA that the railroad needs to be made aware that they have infrastructure in our community that impeded the water during the flood.

Better City is continuing to have teleconferences with Supp every two weeks and have some really good ideas they are working on. Better City should have a presentation to make within the next 30 to 60 days.

Supp also had a teleconference with USDA for potential funding for the community center. Affordable Healthcare is high on the list and community centers have gone down the list. If the Board wants to pursue funding from the USDA for a community center, July 15th is the deadline to be on the top of the list.

Sheriff Jim Pitts reported that the City has recently received a brand new fingerprint machine. The used one that had been set up previously did not work out so Pitts bought a new one. Pitts also mentioned that Deputy Jim Mathes has put in a transfer request to Elko. A replacement has already been assigned and will be in Wells once Mathes has transferred so the City will not be short a deputy.

Supp asked if Pitts was aware of or had any information with the staffing problems of the Wells ambulance. Pitts has discussed the issue with the County because there was an incident that a deputy had to drive the ambulance and then there was no officer on duty. Supp thought the issue had been resolved because there were people completing training but Wells has been lacking coverage this month.

Supp wanted to know if there was an update on E911. Undersheriff Ron Supp stated a board meeting had just been held last week and the top RFD's were selected and was narrowed down to one. The selection will be taken to the County Commissioners for their approval. Undersheriff Supp added that all the pieces are in place and is a lot closer.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

ADJOURNMENT

The meeting adjourned at 8:58 p.m.

CINDY FULLER, Vice-Mayor

ATTEST:

JOLENE M. SUPP, City Manager/Clerk