

**MINUTES OF WELLS CITY COUNCIL  
MEETING OF JUNE 28, 2016**

**CALL TO ORDER**

Date: Tuesday, June 28, 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  
Jason Pengelly, Public Works Director  
Jolene M. Supp, City Manager/Clerk  
Patti J. Zander, Deputy Clerk

**PLEDGE OF ALLEGIANCE**

Mayor Walz led the Pledge of Allegiance

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

Stuart made a motion to approve meeting minutes of June 14, 2016. Stanhope seconded the motion and the motion passed with Walz and Fuller abstaining.

**CITIZENS TO ADDRESS THE COUNCIL**

There were none.

**DISCUSSION AND POSSIBLE ACTION TO GRANT SPECIAL LIQUOR LICENSE FOR WELLS CHAMBER OF COMMERCE AND SOCIETY FOR THE PRESERVATION OF WESTERN HERITAGE FOR AUGUST 5<sup>TH</sup> AND 6<sup>TH</sup> HERITAGE DAYS AND AUGUST 19<sup>TH</sup> AND 20<sup>TH</sup> FOR THE RIB COOK OFF**

Stuart stated that for both events, packaged beer and wine would be served as well as food. Huff made a motion to approve the special liquor license for the Wells Chamber of Commerce and Society for the Preservation of Western Heritage. Stanhope seconded the motion and the motion passed with Stuart abstaining.

**SHERIFF PITTS TO GIVE MONTHLY STATISTICS REPORT ON WELLS AND MATTERS THEREOF**

Sheriff Pitts was not able to make it to the meeting.

**DISCUSSION AND REVIEW TO APPROVE 2016 ENGAGEMENT LETTER FROM EIDE BAILLY FOR FISCAL YEAR 2015-2016 AUDIT**

Walz stated the City has used Eide Bailly, formerly Kafoury, for some time and asked if the City was still satisfied or should shop around. Supp stated there were some errors on the last audit and Eide Bailly worked to correct them immediately. Supp said the City has a great relationship with Eide Bailly and Eide Bailly knows the books well. Supp stated the selection process usually takes place in March and maybe next February or March, if the Board would like, the City could do an RFP for auditing services. Stuart made a motion to approve the Engagement Letter from Eide Bailly. Stanhope seconded the motion and the motion passed unanimously.

**DISCUSSION AND POSSIBLE ACTION OF PRELIMINARY REDEVELOPMENT AREA PLAN FROM THE PLANNING COMMISSION TO ADVERTISE FOR PUBLIC AWARENESS FOR FOUR CONSECUTIVE WEEKS AND ACTION TO NOTIFY ALL PROPERTY OWNERS IN THE PROPOSED REDEVELOPMENT AREAS AND PROVIDE COPY OF THE PLAN RULES TO THEM**

Supp began that everyone had a copy of the report from the P & Z Commission that the Redevelopment Agency Plan does conform with NRS Chapter 279. A hearing date needs to be scheduled in four weeks and Supp would like to go out and meet face to face with property owners in the area. Supp continued that property owners do not have to participate and there is no requirement that a property owner has to participate, but if the property owner wants the benefit of financing, incentives or grants, then they have to participate. For the success of the whole area, as much participation as possible is needed otherwise it won't be as successful. Supp added there is commercial and residential property in the redevelopment area. The P & Z asked what happens if an owner becomes non-compliant. Better City stated that there should be something in the development agreement to cover non-compliant owners. Huff added that this area contains a lot of existing businesses. Fuller wanted to know what the benefit was to those businesses.

Supp said the existing businesses could qualify for funding. Supp gave an example that there is a property owner that has a residence in this area. This resident gets to listen to jake brakes and all of the other noise associated with living in that area. Supp stated this piece of property could be better used for something other than a residence and may be a high demand property. If the property owner chose to have the house moved to a more conducive residential area, the Redevelopment Agency would have the cost of moving it and there would be two agreements involved. One agreement would be with the existing property owner and the second agreement would be with the party acquiring the property. The City may be a facilitator making sure that the first party has signed all of the agreements with the second party and vice versa. The RDA would monitor the transaction as well as help facilitate phase one i.e. the title search, corner pinning and any other preliminary work that would have to be done before title was transferred. Stanhope made a motion to set July 26, 2016 as the hearing date. Stuart seconded the motion and the motion passed unanimously.

**DISCUSSION REQUESTED BY TONY FRANCO FOR THE CITY OF WELLS BOARD OF COUNCIL TO AUTHORIZE TO PURCHASE REMAINING 10 MONTHS OF SERVICE FOR RETIREMENT AND OTHER MATTERS THEREOF**

Walz stated that this was looked at last year and it was decided that it was not affordable for the City or in the budget. Supp stated this year the buyout amount is \$17,507.05. The current policy is that Franco would receive 40% of his sick leave, the other 60% he would not receive unless the Board decided to give it to him. The current employee benefits budgeted in the Golf Course is \$101,602. Supp thinks if the City were able to staff the Golf Course with part-time staff receiving no benefits, the cost would be around \$43,000. There is a considerable amount of money to be saved. Franco had wanted to see if he could get paid for his sick leave but after discussing it with his wife, he thought it may be easier to use his sick leave for the buyout and it would benefit the City. Franco stated he is ready to retire. The buyout would be effective October 30, 2016. Franco has 816 hours of sick leave accrued, which at his base pay equals \$20,838. That would leave roughly \$3,000 for which he would get 40%. The \$17,507.05 would be paid to PERS for the buyout and then Franco would get 40% of the difference. Huff stated it would be a big savings to the City and would be in favor of this buyout. This item was for discussion only and will be put on the next agenda for action.

**REVIEW OF BUSINESS IMPACT STATEMENT FOR THE ENHANCED 911 SURCHARGE AND POSSIBLE ACTION TO SUBMIT RESPONSE**

Supp stated the business impact statement is required by law for government agencies to send to all of the commercial residences whenever there is a fee increase. Central Dispatch has worked with the County Commissioners and would like to offer all of the residents of Elko County E911. E911 will tell the operator dispatcher the location of the caller, instead of having to ask for the address. The law states that the charge for this will be \$.25 per month for every line; cell phone and land line and trunk lines are \$2.50 per

month. The Board had previously filed a resolution in support of E911. If someone has moved here from another area, the \$.25 goes to the area from which that phone number came from.

### **LINE ITEM TRANSFER**

Supp stated she has hopefully transferred enough money so no augmenting of the budget will be needed. Supp said this year, \$272,000 was transferred from the general fund into the recreation fund, a lot of this money going to the golf course. Moving forward with a community center may change things and the way the City does business at the golf course. Walz stated a lot of conversation is about economic development and the quality of life in Wells and recreation builds quality of life, regardless of the type of recreation. Huff stated the revenues have continued to drop at the golf course as well as tournament play and league play. Stanhope made a motion to approve the line item transfers. Stuart seconded the motion and the motion passed unanimously.

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

Stanhope made a motion to approve Warrant Register dated June 15, 2016 to June 28, 2016 in the amount of \$119,522.60. Huff seconded the motion and the motion passed unanimously.

### **COUNCILMEN'S REPORTS**

Huff reported the Wells Family Resource Center had just held the annual golf tournament and it went really well. This is the biggest fundraiser of the year for the Resource Center and over \$10,000 was raised.

Stuart stated the Chamber is working on the 4<sup>th</sup> of July parade and Mayor Walz will be the grand marshal. Work is being done on the other various events taking place this summer.

Walz stated she will not be in attendance at the next meeting. Walz also attended the Resource Center golf tournament and said the course looks amazing.

### **STAFF REPORTS**

Supp announced that the auditors will be here in a couple of weeks to begin the 2015-2016 auditing process.

The P & Z did meet last week and recommended to change the Buffer Commercial zoning to Office Residential. Supp will be bringing that to the next meeting for the first reading.

Elko County is putting out burn restrictions effective July 1<sup>st</sup> which means there can be no open flames or burn pits allowed.

Pengelly reported that he and his crew are very busy. The City has received more grindings to finish up the rest of the roads. The gazebo is done, the crew is trying to get back to the project on Wells Avenue and are looking for a water line on Western. Stuart asked if the gazebo was going to have a light and Pengelly said there will be a light eventually. Stuart asked if a form needed to be filled out to reserve the gazebo and Supp said yes. There will be a cost for a private party to use the gazebo but not a public function.

Iveson reported that a farmer's market was held last weekend and the next one is scheduled for July 16, 2016 at 8:00 a.m. The City will be closed Monday July 4, 2016.

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

There were none.

#### **ADJOURNMENT**

The meeting was adjourned at 7:58 p.m.

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**LAYLA M. WALZ**, Mayor

ATTEST:

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

