

**MINUTES OF WELLS CITY COUNCIL  
MEETING OF JULY 12, 2016**

**CALL TO ORDER**

Date: Tuesday, July 12, 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  
Cindy Fuller, Councilwoman  
Robert D. Stanhope, Councilman  
Yvonne Stuart, Councilwoman

Absent: Layla M. Walz, Mayor

Quorum: Yes

Staff Present: Tony Franco, Golf Course Superintendent  
Jolene M. Supp, City Manager/Clerk  
Patti J. Zander, Deputy Clerk

**PLEDGE OF ALLEGIANCE**

Tony Franco led the Pledge of Allegiance.

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

Stuart made a motion to approve meeting minutes of June 28, 2016. Stanhope seconded the motion and the motion passed unanimously.

**CITIZENS TO ADDRESS THE COUNCIL**

Martin Paris, the rural representative for Congressman Amodei's office working out of the Elko office, was in attendance. Paris has been in the area for four months and wanted to stop by and offer his services. Paris is originally from Battle Mountain and covers the area this side of Winnemucca.

**DISCUSSION AND POSSIBLE ACTION TO GRANT SPECIAL LIQUOR LICENSE FOR WELLS VOLUNTEER FIRE DEPARTMENT FOR JULY 30-31 FOR THE WELLS FUN RUN**

Stuart made a motion to approve the special liquor license for the Wells Volunteer Fire Department for July 30-31 for the Wells Fun Run. Stanhope seconded the motion and the motion passed unanimously.

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

Sheriff Pitts was not able to attend the meeting tonight.

**DISCUSSION AND POSSIBLE ACTION TO ACCEPT LETTER OF RESIGNATION FROM PLANNING AND ZONING CHAIRWOMAN CINDY MOSCHETTI. DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 16-04; RESOLUTION APPOINTING AND REMOVING MEMBERS TO THE WELLS PLANNING AND ZONING COMMISSION**

Huff stated that there was a date error on the resolution presented by Supp which was Kristi Tyteca's term at 2018. The signature copy has been corrected. Stuart wanted to thank Cindy Moschetti for getting the Master Plan done and added Moschetti will be missed. Huff stated Moschetti has submitted her resignation and Parmdeep Kaur has submitted a letter of interest to serve. Supp added that Resolution 16-04 addresses both. Fuller made a motion to approve Resolution 16-04. Stanhope seconded the motion and the motion passed unanimously.

**DISCUSSION AND POSSIBLE ACTION TO GRANT LEAK CREDIT TO STEVEN POTEET FOR \$18.32 AND ARCELIA QUINTERO FOR \$103.17**

Supp had made copies of the usage history for both Poteet and Quintero. Poteet has not had service for a long period of time but for the time Poteet has had service, the usage is on the high side. Poteet noticed it immediately and fixed the problem. On Quintero's, the repair process has taken some time because the leak was directly beside the water meter making it difficult to determine. Fuller stated that Quintero is a co-worker and had approached her about the leak saying that it was not discovered until the first time meters were read after the winter. Stanhope made a motion to credit Arcelia Quintero the \$103.17. Stuart seconded the motion and the motion passed unanimously. Stuart made a motion to approve the credit for Steve Poteet in the amount of \$18.32 and to watch the usage and make sure this was not from actual water usage due to irrigation. Stanhope seconded the motion and the motion passed unanimously.

**DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE PURCHASE OF REMAINING 10 MONTHS OF SERVICE FOR ANTONIO FRANCO FOR RETIREMENT EFFECTIVE OCTOBER 30, 2016 IN THE AMOUNT OF \$17,507.05**

Supp began that paper work had been received as to what was required to purchase the remaining ten months of service for Franco. The Council members all had a copy and if approved, payment needs to be made to PERS by August 7, 2016. This is equivalent to three months' worth of salary. Supp continued that with all of the transfers that have been made to the recreation fund, this would be a major cost savings. Fuller made a motion to accept the purchase of the remaining ten months of service for Antonio Franco's retirement and use his sick leave bank to cover this cost. Stanhope seconded the motion and the motion passed unanimously.

### **DISCUSSION AND POSSIBLE ACTION TO ENTER INTO A MAINTENANCE AGREEMENT WITH CASELLE INC. TO INCLUDE ELECTRONIC PAYROLL DEPOSITS FOR ALL EMPLOYEES**

Supp began that Caselle is the City's accounting software program. Caselle is asking that the City sign up for a new support system and maintenance agreement. The cost is \$4,000 more a year than what is currently being paid. Some of the benefits that the City would receive will be priority on any calls to Caselle for tech support, future upgrades will be at no cost and then Caselle will add, at no charge, a direct deposit module for payroll. If purchased separately, the direct deposit module would cost \$2,800. Fuller stated she banks out of town and direct deposit is a nice benefit. Stanhope made a motion to approve the agreement with Caselle to include electronic payroll deposit for all employees. Fuller seconded the motion and the motion passed unanimously.

### **FIRST READING OF ORDINANCE 227: AN ORDINANCE AMENDING CHAPTER 7 TITLE 10 OF THE WELLS CITY CODE ENTITLED "ZONING DISTRICT; ALLOWABLE AND SPECIAL USES" BY ADDING SECTION 10-7-7.1 ENTITLED "RESIDENTIAL OFFICE DISTRICT"**

Supp stated the Planning and Zoning has worked on this as well as participated in a lot of public comment. The original draft was mailed out to all residents affected on Fifth Street and Seventh Street. One reason this has been reviewed is because anyone who owns residential property on the north side of Fifth Street, which is Buffer Commercial, has problems selling the property because of the zoning. Trying to get an appraisal or financing on residential property in Buffer Commercial is very hard to do. Supp had contacted the City of Elko to see how it was handled there and was told it was referred to as Residential Office rather than Buffer Commercial.

In discussion with the P & Z, setbacks were determined as well as offices were defined. Offices were previously listed under a conditional use permit. The setbacks used were the same as the setbacks for R-2 which is what the south side of Fifth Street is zoned. Originally the code was removing Buffer Commercial and changing it to Residential Office. Councilwoman Stuart discussed with Supp that there were properties beyond Fifth Street zoned Buffer Commercial that should stay Buffer Commercial. Supp said there will have to be a map change for the property on Fifth Street. Seventh Street will

stay Buffer Commercial. A second reading and public hearing will be held at the next City Council Meeting and then will be published.

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

Stanhope made a motion to approve check register dated June 1, 2016 to June 30, 2016 in the amount of \$52,305.71. Stuart seconded the motion and the motion passed unanimously. Stanhope made a motion to approve Warrant Register dated June 29, 2016 to July 12, 2016 in the amount of \$58,555.50. Stuart provided the second and the motion passed unanimously. Stanhope made a motion to approve Warrant Register dated July 12, 2016 in the amount of \$360.00. Stuart seconded the motion and the motion passed unanimously.

### **COUNCILMEN'S REPORTS**

Stanhope reported that he was involved in a photo shoot over the weekend to help promote activities in Wells.

Stuart added that this was a thirty second video made over the weekend to promote activities in the Wells area such as ranching, UTV trail riding, fishing, and hiking. This video can be shown at trade shows and it can be on the web pages to promote tourism. THSvisuals was here and went to Metropolis, the Dalton Ranch, and Safford's Brewery as well as hole in the mountain, Angel Lake, the museum and golf course. THS was able to launch a drone to take pictures. Stuart added it will take about four weeks to have the video ready. Stuart also wanted to thank everyone who participated in the Fourth of July parade adding there were thirty one entries, only fifteen last year, making this the biggest parade so far. Stuart also thanked her staff at the Chamber of Commerce for helping make it a big success.

Huff mentioned that the Boys & Girls Club had a fundraiser on the Fourth of July with bounce houses and food and raised over \$2,000.

### **STAFF REPORTS**

Supp and Stanhope were in court on Monday with the residents who needed to clean up their properties. One resident is in total compliance, one is close and the other one is making progress.

Public notices were mailed out to the Redevelopment Agency property owners. Supp has talked to several property owners and the comments have been positive. Supp added that on Thursday, she will be meeting with owners of property in the RDA regarding developing property in the area.

The Auditors are here this week through Thursday. So far, things are looking good.

Supp did discover that with the Xpress Bill Pay system, money is transferred over to the City account and will therefore need a resolution for the transfer which Supp will bring to the next meeting.

Supp wanted to give an update on the Hampton Inn. The State Fire Marshal has submitted a six page response to the plan review. Most of the items of concern have been taken care of. There were a few minor things that still needed to be addressed. Once final approval is received from the State Fire Marshal, the City can issue the building permit which could possibly be by the end of the month.

Franco mentioned the Chapman Tournament is being held this weekend.

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

There were none.

#### **ADJOURNMENT**

The meeting adjourned at 7:42 p.m.

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

ATTEST:

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

