

**MINUTES OF WELLS CITY COUNCIL
MEETING OF AUGUST 22, 2017**

CALL TO ORDER

Date: Tuesday, August 22, 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: Layla M. Walz, Mayor

ROLL CALL

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

Absent: None

Quorum: Yes

Staff Present: Sherry Justus, Deputy Clerk
Jason Pengelly, Public Works Director
Jolene M. Supp, City Manager/Clerk
Patti Zander, Deputy Clerk

PLEDGE OF ALLEGIANCE

Sherry Justus led the Pledge of Allegiance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Fuller made a motion to approve the August 8, 2017 meeting minutes. Jackson seconded the motion and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**DISCUSSION REGARDING STATE CDBG APPLICATION FOR ROUND TWO.
STAFF RECOMMENDATION FOR APPLICATION REQUEST FOR
REDEVELOPMENT AGENCY**

Supp began that a copy of the draft grant application, prepared by Better City, had been provided to each council member. Supp felt the Board needed to discuss this as well as hear comments from the public on this grant. CDBG has shifted toward grants for economic development and jobs that can be created and sustained. This application would be for land acquisition to purchase three properties at the beginning of the redevelopment agency, demolish the buildings and redevelop these properties. Supp informed Better City that the application would stand out more if there were letters of commitment from potential/future businesses that would be coming to the area.

The property owners would have to agree to this acquisition. Of the three properties being looked at, two of them are currently for sale and the third one would be willing to sell if the City were to get the grant. These three properties would equal about eighteen acres. Better City recommends getting options on these properties. The grant request would be for \$400,000 and this money may be allotted to the City over two different CDBG years. If this is the direction the City takes, Better City is recommending the City not submit an application in the spring for 2019 money. Better City is under a non-disclosure agreement and Supp asked them when they may be able to disclose what the project looks like. Better City thought they would have their due diligence and feasibility work done in the next six weeks so more details could be given.

The theory behind the redevelopment is the City would go in and purchase the property, do demolition and planning, then the private sector would come in and purchase the property. That money from the sale could be used to purchase the next piece of property for the redevelopment agency. Supp also talked to Better City about all of this property being prime flood zone property. Pulling this property out of the flood zone is very important as banks will not loan money on property in flood zones.

This phased project could take five to ten years before it is complete. The entire cost of the acquisition would be \$875,000 but the City would only be applying for \$400,000 at this time. All parcels would not be purchased at the same time. Better City is also looking for more funds, one source being the Economic Development Administration. Supp continued that the objective is to eliminate slum and blight and the Board will be required to pass a resolution eliminating slum and blight. This would only be commercial property with a portion of this property dedicated to affordable housing and construction of affordable housing.

Better City believes they have a project to make Wells a destination location as well as to get travelers to stop. This project will also provide activities for local residents. Pete Walsh from GOEd asked Supp to put in an application for this amount to jump start this area. GOEd likes what the City has done in terms of planning and what has been done

with the downtown area. Supp added there are some expensive properties that are going to be a challenge. Walz feels no matter what the plan is that Better City has in mind, this is a good first step.

DISCUSSION REGARDING UPDATES ON GEOTHERMAL DRILLING ON SURROUNDING AREAS

Supp informed the Board a geo-probe report had been put in each packet. Supp has also extended the potential closing on the Bake property for thirty days and Bakes have agreed to the extension. Several different water samples were collected and analyzed and it has been determined there are two distinct water pockets. Five more geo-probes were drilled on the south side of the river but not much was found. The National Energy Technology Lab asked Supp to walk the meadows with the probe and take different temperature readings. Supp stated there is water in some of the pockets in the meadow. After GPS readings were obtained, Zach Woodbury came back to probe for temperatures. There were several differentiations in the water and appeared it may line up well with the geo-probes. NETL and UC Berkeley are working on a report and a 3-D model that shows all the ground faults and will now add all the places that were probed, temperature readings and water spots. Hopefully this will help determine where to drill. On September 11, 2017 a resistivity survey will be done to look at the density below the ground and use it in the model.

Elko Heat Company is applying with UNR for the Small Business Innovative Research grant. Elko Heat would like to explore removing the cations and ions out of the water and work with a non-profit in using the purified water for research on childhood cancers and diseases. Stuart wanted to know what else could be expected with the draft. Supp stated there will be a 3-D model of the area and the final report. Nick Spicer at UC Berkeley has already started writing the report. Supp has a teleconference every two weeks to get updates.

CLAIMS COMMITTEE REPORT; ACTION TO APPROVE FINANCIAL STATEMENTS

Stuart made a motion to approve warrant register dated August 9, 2017 to August 22, 2017 in the amount of \$144,070.85. DelRio seconded the motion and the motion passed unanimously.

COUNCILMEN'S REPORTS

DelRio reminded everyone that Thursday is a community back to school night from 3:30 p.m. to 5:30 p.m. at the park pavilion to meet the new staff.

Stuart wanted to thank the newspaper for reporting on the Heritage Days and thanked Bob Selby for giving a tour of the jail. Stuart also stated the Heritage Park School building

has been finished on the inside now. Paul Bottari delivered the building to the site and Don Wright and Bob Selby are responsible for getting the building finished.

Walz reminded everyone that there currently is no Planning and Zoning Committee because there are not enough members. Anyone interested in serving needs to be a city resident and not related to a member of the Council. School starts Monday, August 28, 2017 and the speed limit in the school zone will be 15 mph. Walz thanked the Public Works for painting all the crosswalks.

STAFF REPORTS

Supp has emailed the TA Petro four different property locations that multiple mobile homes could be placed on either immediately or the Board could consider a special use permit as the adjacent property is already being used for mobile homes. Supp has not heard back from them.

The nomination for the El Rancho is almost complete. Michelle Larime, who is with Nevada Preservation, was here to take photos. There will be times Nevada Preservation will come back to take more photos to continue to tell the story of the El Rancho for it to be eligible for tax credits by the end of the project. Supp has the Cultural Affairs Grant from the State of Nevada on her desk. The City had been awarded this grant right after the earthquake and it was not used so Supp will reapply for the grant. Bob Selby has done a lot of work cleaning up the El Rancho and working on the winterization.

Supp and Pengelly met with Nathan Anderson from Union Pacific Railroad on Monday. There was discussion on drainage, the park on Ninth Street, a potential rail spur in the Industrial Park and participating in redevelopment.

Supp continued that on September 9, 2017, the Elko Gold-diggers will be here. The Gold-diggers are a motocross/motorcycle group who will be riding the trails in the Moor Hills. Supp has suggested having a picnic for them at the pavilion Saturday night.

Dave White, the P.A. who has been looking at the clinic may be able to be here on September 5, 2017 to hold a public meeting at 4 p.m. Supp has asked for a plan of operations from both White and Nevada Health Centers. A meeting was again held with Nevada Health Center this past week. Walz thinks NHC has a lot of resources but don't have a local provider. Nevada Health Center just recently closed their clinic in Eureka due to not having a local provider. Fuller thinks if NHC cannot get a local provider, they will pull out. NHC is asking the City for \$40,000 a year depending on the type of year they have. Walz added NHC doesn't think there is a need to have the clinic open for more than three days a week but is open four days a week in Jackpot.

Supp stated the County Commissioners have asked to hold a meeting in Wells on September 20, 2017 at 2 p.m. The County Commissioners had previously scheduled a meeting but had to cancel due to the fire in the Ryndon/Osino area.

Supp reminded everyone the office will be closed September 4, 2017 for Labor Day.

Pengelly stated that concrete will be poured under the gazebo in the morning. Roadway is going to donate towards this job.

Pengelly continued that staff will be coming in at 10 p.m. tonight to do some water maintenance work at Burger King.

Second and Third Streets were slurry sealed. Pengelly hopes to be able to do a second coat in the next year or two. There are plans to do First Street all the way to the freeway next year.

Supp added that Dennis Calton is home and doing well.

Pengelly also stated that the new loader has arrived.

CITIZENS TO ADDRESS THE COUNCIL

None.

ADJOURNMENT

The meeting adjourned at 7:56 p.m.

LAYLA M. WALZ, Mayor

ATTEST:

JOLENE M. SUPP, City Manager/Clerk