

**MINUTES OF WELLS CITY COUNCIL  
MEETING OF SEPTEMBER 26, 2017**

**CALL TO ORDER**

Date: Tuesday, September 26, 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: Jason Pengelly, Public Works Director  
Jolene M. Supp, City Manager/Clerk  
Patti Zander, Deputy Clerk

**PLEDGE OF ALLEGIANCE**

Councilwoman Jackson led everyone in the Pledge of Allegiance.

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

Jackson made a motion to approve meeting minutes of September 12, 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  
APPLICATION FOR SPECIAL USE TO ALLOW NON-CONFORMING RV  
TRAILER AT 1123 STARR AVENUE, SECOND ADDITION, LOT 28-32 BLOCK  
19, APN #002-576-001, CHARLENE THORNTON AND DAN THORNTON**

Minutes of Wells City Council  
Meeting of September 26, 2017

Supp began that Dan, Jennifer and Charlene Thornton were in attendance at the meeting. Supp stated it had come to her attention that there was an RV in the driveway that looked to have been made permanent. Supp sent a letter to Thornton stating that other arrangements needed to be made for this RV. Thornton's came in and talked to Supp and it was made clear that this could qualify as a hardship as Dan and Jen are there to care for elderly parents. Supp informed everyone that Jay Thornton had passed away today. Supp continued that this is somewhat temporary. Dan Thornton stated that he is just here taking care of his mother. The building she lives in is the old medical center and is not set up that well for a house. It is hard for Charlene to live in it as well as Dan and Jen and this gives them both their own space. Thornton continued that this situation will continue until his mom can no longer live there or passes on.

Stuart felt as long as the RV is off the street and are caring for the mother, doesn't have a problem as long as the motion stipulates when Charlene no longer lives there, the RV is removed. Jackson made a motion to accept the special use permit for 1123 Starr Avenue on the condition that when the situation changes, it is adjusted and will no longer be that way. Stuart seconded the motion and the motion passed unanimously.

#### **DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY CAMERON HUFF AS A CITY EMPLOYEE OR CONTRACT EMPLOYMENT FOR THE WELLS MUNICIPAL GOLF PRO**

Supp stated Councilwoman Jackson had requested to see some figures and there was a spread sheet in the packet. Huff prepared a draft calendar of events by month and the profit centers. It is suggested that revenues at the golf course will be somewhere around \$86,500 including everything. Sherry Justus worked up several different cost scenarios to hire Huff as an employee. Huff and Supp discussed the pros and cons of a W-2 employee and a 1099 contract employee. It was decided a 1099 contract employee would better suit Huff and easier for the City.

There was also a financial comparison in the packet as to where the City was this last year. Revenues were \$32,000, expenses \$20,000 with a net profit of \$11,755 versus the projection of revenues of \$87,600 less expenses of \$54,900, with three times the profit at \$32,700. Cameron Huff stated this projection is drastically different from what has been done in that past. Huff thinks there has been a divide in the relationship between the City and the golf course, which is not a good thing. Huff proposed this financial relationship to create a better relationship between the City and the golf pro. It will also give the City a better chance to make a profit from the golf course. Huff feels doing a 1099 is the best way to go for now and will give him more freedom to choose the insurance he wants and best for his family. Fuller said the calendar of events is pretty impressive and is not just golf. Huff is planning on having disc golf and foot golf activities which will have different rates because there is less damage to the course. Jackson likes the idea of doing a 1099 because the City will be able to see full disclosure of what the profit could be which will allow the City to be more informed in the following years.

Supp stated that if the Board decides to proceed with a contract for Huff, legal counsel will prepare the contract and Supp will provide copies to review. Stuart made a motion to hire Cameron Huff as a contract employee for the Wells Municipal Golf Course and work on the contract accordingly. DelRio seconded the motion and the motion passed unanimously.

### **DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE MAYOR TO SIGN THE COMMISSION FOR CULTURAL CENTERS AND HISTORIC PRESERVATION (CCCHP) GRANT FOR THE EL RANCHO**

Supp began that the City has received a CDBG grant for \$140,000. Glen Palmer does not think that will be enough to get all the brick re-pointed, the stabilization and roofing done. Supp has prepared the CCCHP grant for a request of \$150,000 which could finish any roofing work and hopefully have funds left for the hardwood floors. Supp continued that the neon on the roof is some of the few remaining functioning neon that the historical preservation people are excited about. Stuart thinks this building will be well suited for a community center. Stuart made a motion to authorize the Mayor to sign the Cultural Centers and Historic Preservation grant for the El Rancho. Jackson seconded the motion and the motion passed unanimously.

### **DISCUSSION ON ACQUISITION OF THE STINKER STATION PROPERTY FOR REDEVELOPMENT PLANS**

Supp informed the Board that the grant request had been submitted for phase one of the redevelopment agency which is land acquisition. Supp had wondered what the price would be on purchasing the old Stinker Station property. Supp contacted Charlie Jones and was told that price was \$25,000, however, there is an issue of environmental clean-up. Supp contacted McGinley & Associates, who have been on the site, as to what the cost would be for clean-up. McGinley came back with an estimate that could be as high as \$500,000. Supp forwarded the email to Jones who disagreed.

Adam Hughes from Better City mentioned it may be a good time for another grant and contacted NDEP about a Center for Creative Land Recycling and an EPA clean-up grant. To be eligible for the clean-up grant, you have to own the property. Jolene continued that the City cleaned up the Old West gas station property and worked with Discount Liquor on phase one and two on that property which was done through Brownsfield funding. The Stinker Station property has contaminated the Ranch House property. To some extent, it ties the City's hands getting the Ranch House property back into private hands. Supp needs to know if the Board would like her to move forward. Stuart stated the City needs to get figures on what the real costs are before committing. Supp thought the price could change depending on if it is cleaned up immediately or done over the next four or five years. Supp does not think there is a need for immediate clean-up as the property has been that way for at least thirty years.

Fuller wanted more history on the property. Supp stated the Fearless Farris Stinker Station was a gas station. When the containment laws came into effect in the nineties, the station shut down, two of the tanks were removed and the other two were filled with sand. There have been monitoring wells on site that shows petroleum at a depth of ten feet. The building is boarded up and is part of the blighted area. Several years ago, airification fans were put in the ground to try to draw up some of the hydrocarbons as well as poplar trees were planted, with the states approval.

Fuller asked how long the property has sat with nothing being done and if the City purchased the property, what would the City do to rehabilitate it. Supp stated if the City purchased the property, the first thing Supp would do is apply for a grant, get assistance from NDEP and Dave Freedman from NDEP to tell us what all needs to be done. Supp continued that the property has needed the weeds mowed down all summer and when there are absentee property owners who don't care, the City bares all of the negativity for absentee owners. If the City owned the property, it could be maintained by the City. No matter what is done with the Ranch House, having the property next to it would provide much needed parking space. Supp also thinks the clean-up would be eligible for a CDBG grant. It was the consensus to look into this more and get quotes on the cost for clean-up.

**CITY MANAGER, JOLENE SUPP, TO GIVE PRESENTATION ON MAIN STREET OF AMERICA. REVIEW THE APPLICATION PROCESS, REQUIREMENTS TO BECOME AN AFFILIATE COMMUNITY AND ONGOING OBLIGATIONS OF RUNNING A LOCAL MAIN STREET AFFILIATE PROGRAM**

Supp began by showing a video on Main Street of America. Main Street is something that is new to the State of Nevada and participation was approved at the last legislative session. The State is asking for communities in the State who are interested in participating. Main Street requires a substantial commitment on the government side. Supp stated this is the exact opposite of what Better City is doing. Main Street is very grass roots, volunteer based and a community driven kind of economic development. Main Street is a four prong approach and depends on advertisement, structure, support, organization and provides a program that is tailor made for Wells.

One of the pictures in the video was Rawlins, Wyoming that is most similar to Wells. Rawlins decreased their vacancy rate from above 40% to 10%; created over two hundred jobs, twenty eight new businesses and has downtown housing fueling revitalization. The State of Nevada and Main Street will require \$25,000 from the City to participate and \$25,000 from the private sector. Main Street requires a 501c3 organization, which could be the Society for the Preservation of Western Heritage to do the fiduciary responsibilities for this program for the initial year. Main Street wants a diverse and revolving Board that cannot be members of the Council, Chamber of Commerce or downtown business group. This is a long term effort and will require \$25,000 every year for the first three years. The \$50,000 each year would go toward hiring a person, funding the advertisement, festivals,

business organization and development. The money that goes to the state will bring the Main Street staff to Wells to work with the City on a visioning process for Main Street as well as training whomever is selected for the executive director position.

Supp stated this was looked at several years ago but at that time, the State of Nevada did not participate in the Main Street program. The National Trust is tied very closely to the Main Street Program because Main Street evaluates your old existing buildings and saves them. Supp is very happy with the progress of the El Rancho and thinks it will be huge for the downtown area. A lot of time and effort has gone into the Heritage Park and is a good example of how the City cares about downtown. Supp stated to do a lot with downtown, people have to get away from the four corners and come to downtown. The City is getting a handle on the blight issues and as it is cleaned up, will get more people into downtown.

Stuart thinks the Main Street program is a good program, has been tried in other states and been successful. It can be successful in Wells depending on the effort that is put into it. Supp added that the Main Street program has been around since 1980. This is the first year Nevada has committed to participating. Jackson asked what would happen if the City could not get the private contributions and Supp stated it would not move forward. Supp has a meeting with Pamela Smith from Newmont tomorrow who may be willing to contribute. West Wendover is creating a main street program as well as a main street and has never had a main street or a downtown. Jackson asked what would happen if the board could not be staffed. Supp thinks the board could be staffed. Main Street is far less time consuming and would probably only require quarterly meetings as long as there is a good executive director. Stuart added it also does not require you to be a citizen of Wells to serve on the board.

Supp stated the process would be to have a letter of intent to apply to the State by the end of the week. From that point, there is a month to prepare the application. A Steering Committee would be needed and Supp has commitments from at least a dozen people. The Steering Committee would work on some of the visioning ideas and getting the application out. It is required that the board rotate and not be the same people all the time. The executive director would receive a manager's salary. If the application is submitted, it can be withdrawn. Activities and festivals would need to be planned for downtown to bring people into the downtown area.

Jackson stated she likes the idea but doesn't like committing that type of money for the next three years not knowing if there will be the private contributions to back it up. Supp stated that is what some of the conversation was at the Society meeting. It will be in the executive director's hands who will be required to raise those future dollars with their wage dependent on it. Main Street is huge on tracking the reinvestment ratio and if the executive director doesn't hit the ground running and show the reinvestment ratio in the community, there is no reason to move forward.

Denny Stanhope has watched the City try to invest in Wells for years, and in most cases there were no results. Stanhope has seen the budget get hit by surprises and wonders how much the budget can take. Stanhope thinks the City needs to look at the long term.

Fuller thought Stanhope brought up a good point and asked Supp if the \$25,000 was in the budget. Supp recommended the \$25,000 be spread over twelve months. The money would be needed by February 1<sup>st</sup> and \$10,000 of it would be this fiscal year and the other \$15,000 for the last of the calendar year would be on the 18-19 fiscal year. This money can be split over two fiscal years. If the board wants to augment the budget, it would be feasible but it is not budgeted for now. Those who want to participate had to attend the conference last week to be able to submit a letter of intent. There will be at least seven applicants and submitting an application doesn't mean you will be chosen. DelRio asked if the City didn't submit an application this year, could it be submitted next year and Supp stated yes. DelRio continued that the City has bit off a big chunk with Better City not knowing what their plan is. With the Main Street program, the City is depending on the community to create the revenue for these businesses. Better City wants to come and bring people to town and DelRio feels both projects have the City going in two different directions and will spread everyone too thin.

Stuart asked when Better City is going to make their plan public. Supp stated October 16<sup>th</sup> had been discussed but the developer Better City wanted to bring out had to reschedule. Stuart thought a letter of intent could still be submitted and after Better City's presentation, the application could be withdrawn. Jackson thought if the City put in the application and then withdrew it, it might not look too favorably on the City of Wells. Stuart made a motion to go ahead with the application process and the requirements to become an affiliate community and have the ongoing obligations of running a local Main Street Affiliate program. There was no second so the motion died. Fuller asked when the application had to be in and Supp stated a letter of intent had to be in to GoED by this Friday. Jackson added that she would not be comfortable going forward with this at this time.

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

DelRio made a motion to approve Warrant Register dated September 13, 2017 to September 26, 2017 in the amount of \$120,769.13. Stuart seconded the motion and the motion passed unanimously.

## **COUNCILMEN'S REPORTS**

Jackson stated she will be in training in Carson City and will miss the next meeting.

Stuart reported that she had attended the Elko County Recreation Board meeting. There were several requests for funds, mainly from the City of Elko. There seems to be an issue as to what should and shouldn't receive funds. The next meeting will be in December at

which time each city is to provide a list of events for the next year to see what might be sponsored, on a first come first serve basis. The criteria will be refined as to how much and what will be given. Stuart added it is an interesting Board to serve on.

## **STAFF REPORTS**

Supp began that the Mayor had requested a special meeting possibly next week to talk about the medical clinic issue. It was suggested Monday would be the best day and if it was Monday, the agenda would need to be posted tomorrow. Everyone agreed the meeting will be Monday, October 2, 2017 at 7 p.m. Members of the community are encouraged to attend.

Supp continued that lifeguard, Aurora Aboite, informed Supp she would like to do a diving pumpkin patch activity this year at the pool.

The CDBG grant was sent off today for the redevelopment agency activities. Supp is waiting to hear from the State on the El Rancho bid documents and hope it will be on the next agenda for consideration to go out for bid.

## **CITIZENS TO ADDRESS THE COUNCIL**

There were none.

## **ADJOURNMENT**

The meeting adjourned at 8:25 p.m

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**CINDY FULLER, Vice-Mayor**

ATTEST:

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