

**MINUTES OF WELLS CITY COUNCIL
MEETING OF OCTOBER 11, 2016**

CALL TO ORDER

Date: Tuesday, October 11, 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

Absent: Layla M. Walz, Mayor
Yvonne Stuart, Councilwoman

Quorum: Yes

Staff Present: Jason Pengelly, Public Works Director
Patti J. Zander, Deputy Clerk

PLEDGE OF ALLEGIANCE

Vice-Mayor Huff led the Pledge of Allegiance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Stanhope made a motion to approve meeting minutes of September 27, 2016. Fuller seconded the motion and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**DISCUSSION AND POSSIBLE ACTION TO GRANT OR DENY LIQUOR
LICENSE APPLICATION FOR ANGELA MANNING, NEW OWNER OF
DONNA'S RANCH**

Stanhope stated this was a routine item that once approved by the Sheriff's Department, has never been denied by the City. Stanhope made a motion to approve the liquor license

application for Angela Manning. Fuller seconded the motion and the motion passed unanimously.

DISCUSSION AND ACTION TO ACCEPT BETTER CITY IMPLEMENTATION PROPOSAL FOR THE CITY OF WELLS. TOTAL CONSULTING FEE FOR THE PROJECT IS \$78,000

Huff asked if everyone had a chance to go through the proposal from Better City. Stanhope stated he had gone through the proposal and discussed it with Supp this morning. Stanhope's biggest concern is to make sure the money required is available to the City. Huff stated after his discussion with Supp, Supp informed him that she was requesting \$30,000 from Newmont and would be contacting private businesses for another \$25,000 and the City would try to absorb the \$23,000 left and would need to augment the budget. Stanhope questioned whether it would be best to wait to make sure the City had the funds before approving this. Huff thought it was safe to approve now. Fuller was also concerned about getting the funds. Huff stated that whoever Supp contacted with Newmont was pretty sure they would be able to put up \$30,000. Stanhope made a motion to accept the Implementation Proposal from Better City for the City of Wells. Fuller seconded the motion and the motion passed unanimously.

CONTINUED DISCUSSION AND PUBLIC COMMENT PERIOD FOR 2017 POTENTIAL CDBG SUBMITTAL PROJECTS AND OPPORTUNITY FOR THE PUBLIC TO BRING FORTH PROJECTS

Huff asked if there was anyone from the public that had any projects to bring forward and no one came forward. Huff mentioned that there was an email from Peg Kaplan. Kaplan owns the El Rancho and thinks renovating the El Rancho building would be a good project. Huff feels this is a big project for the City to take on. Stanhope stated that since the earthquake, there has been a lot of discussion as to whether this building could be repaired and brought back to where it could be a usable building. Stanhope also feels this would take a lot of money. Bob Selby stated that the basement and first floor is cased in steel and has very little damage and most of the damage is water damage. Selby said building inspector Ed Achurra looked at it and said the outer walls on the second floor are in bad shape and need to be fixed but the inner walls are fine. Selby went on to say that Glen Palmer had been inside the building but did not do an in-depth inspection. Huff stated he understands the inside part with the steel is ok and that it might be in better condition than the Ranch House, but in his mind it is a money pit. Selby added that it is going to take a contractor going in there to see what it will take to make the repairs.

Some other suggestions that Supp had listed for Huff were business relocation; ground water remediation for the Ranch House and old stinker station; RDA loan establishment; flood zone mitigation; detail plan for RDA vision; natural gas design and housing development.

Huff continued that if the City is going to apply for a grant, it has to be project ready and does not feel any of these are project ready. Huff stated that Pengelly had made a comment in Supp's office when they were reviewing these projects that Huff wanted Pengelly to repeat. Pengelly stated that none of these projects are project ready and it is going to take a lot of leg work to get to the point of being ready. Pengelly recommended that the City not apply for a CDBG grant for 2017. Pengelly thinks these are all good ideas but the City needs to be ready. Stanhope thinks the City has a full plate right now and it would take a lot of work to get any of these projects shovel ready for a grant. Pengelly stated a lot of it is paper work. Pengelly added that there is a meeting on November 4, 2016 in Carson City for the CDBG grant which doesn't give much time. Stanhope said it is on the table and the Board needs to figure out what to do, if anything.

DISCUSSION AND POSSIBLE ACTION TO ALLOW ELKO HIGH SCHOOL SWIM TEAM A DISCOUNTED RATE OF \$2.00 DAILY FEE PER TEAM MEMBER FOR THE MONTHS OF OCTOBER AND NOVEMBER 2016

Huff stated he understands that the Elko pool is having some work done and that is why the City received this request. There would be thirty to forty students coming to use the pool, Monday through Thursday from 1 p.m. to 4 p.m. Huff added it would be \$60 to \$80 the pool would receive each day and feels it would be a good thing. Fuller made a motion to grant the Elko Swim Team a discount rate of \$2.00 a day per team member for October and November. Stanhope seconded the motion and the motion passed unanimously.

CLAIMS COMMITTEE REPORT; ACTION TO APPROVE FINANCIAL STATEMENTS

Huff began that he came in and approved the bills for Stuart because she is not feeling well and cannot make the motion but had no problems with the bills. Fuller made a motion to approve the Check Register dated September 1, 2016 to September 30, 2016 in the amount of \$31,544.79. Stanhope seconded the motion and the motion passed unanimously. Fuller again made a motion to approve Warrant Register dated September 28, 2016 to October 11, 2016 in the amount of \$62,901.47. Stanhope seconded the motion and the motion passed unanimously.

COUNCILMEN'S REPORTS

Huff reported that the Wells Family Resource Center will be sponsoring the crab feed on October 22, 2016 with the association. Tickets are \$40 and cocktails will be served at 6 p.m. with dinner at 7 p.m. There will be an auction after the dinner to benefit the Wells Family Resource Center.

STAFF REPORTS

Pengelly stated the blue bin hours are between 11 a.m. and 3 p.m., by appointment only, Wednesday through Friday. Pengelly continued that his crew has been busy getting ready for winter and getting things winterized.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

ADJOURNMENT

The meeting was adjourned at 7:20 p.m.

KENNY W. HUFF, Vice-Mayor

ATTEST:

JOLENE M. SUPP, City Manager/Clerk

BY:

PATTI J. ZANDER, Deputy Clerk