

**MINUTES OF WELLS CITY COUNCIL  
MEETING OF MARCH 8, 2022**

**CALL TO ORDER**

Date: Tuesday, March 8, 2022  
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  
Robert Woolsey, Vice-Mayor  
Laura Moore-DelRio, Councilwoman  
Jonathan Goolsby, Councilman  
Chris Micheli, Councilman

Absent: None

Quorum: Yes

Staff Present: Sammy Nance, Finance Clerk  
Jason Pengelly, Public Works Director  
Jordan Tilley, City Manager  
Patti Zander, Deputy Clerk

**PLEDGE OF ALLEGIANCE**

Mayor Walz led everyone in the Pledge of Allegiance.

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

Woolsey made a motion to approve meeting minutes dated February 22, 2022. DelRio provided the second. Motion passed with Goolsby abstaining.

**CITIZENS TO ADDRESS THE COUNCIL**

There were none.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 22-01,  
RESOLUTION CONFIRMING SANITATION SERVICE FEE AND LANDFILL**

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**DISPOSAL CHARGES (TIPPING FEES). THIS RESOLUTION SHALL BECOME EFFECTIVE AND SHALL BE IN FORCE APRIL 1, 2022**

Jared Martin from Elko Sanitation was at the meeting to answer any questions. Woolsey does not see any way to avoid the normal cost of living increase. Woolsey made a motion to approve Resolution 22-01 confirming sanitation service fee and landfill disposal charges effective April 1, 2022. DelRio provided the second and motion passed unanimously. Martin mentioned the city cleanup that is coming up. For bulky items, anything without freon, Martin stated a phone call needs to be made to Elko Sanitation by April 1<sup>st</sup> to schedule pickup of those items. Martin added that Elko Sanitation can do a call blast to all the residents as well.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE SIERRA HEALTH RENEWAL FOR FISCAL YEAR 2022-23**

Nance began that the health insurance is increasing seven and a half percent. Nance had budgeted for a ten percent increase. Nance reviewed the different options available. After discussion, DelRio made a motion to approve the Sierra Health renewal for fiscal year 2022-23. Goolsby provided the second and motion passed unanimously.

**PRESENTATION FROM WELLS MAIN STREET ON 2021 ACTIVITIES AND PERFORMANCE. DISCUSSION AND POSSIBLE ACTION TO APPROVE \$50,000 REQUEST OF ARPA FUNDS FOR FUNDING TO CREATE A RETAIL CENTER FOR LOCAL SMALL BUSINESSES**

Jolene Supp, representing Wells Main Street, began that Elko Sanitation and Waste Connection has a giving program and is giving the Wells Main Street a \$5,000 donation. Supp thanked Martin for the donation. Supp gave an update on 2021 Main Street activities.

Main Street is currently getting a quote to replace the fleck spaces in the big Ranch House sign because it is faded. Supp stated if anyone has something they want on that sign to let her know. Supp has signed Wells Main Street up with two different agencies with the State of Nevada to be able to apply for grant funds. Home occupation businesses have been identified that are ready to go to the next level. Main Street would like to be able to provide a retail space which is what this funding will be used for. If Main Street can purchase space for a retail center, it would be leased back to the home businesses. Main Street has been looking at a couple of vacant motels for this retail space but both need a lot of work and new roofs. Main Street cannot afford to purchase either motel for the price they are asking as well as the money it will take to remodel and bring them up to code. Supp thinks it is important to pursue the vacant property tax.

Funding has been applied for through CDBG as well as with Audacity for the non-profit state ARPA funds. This funding would be used for the retail center, a restaurant downtown and more Audacity applicants. There was thirty million dollars available through the Audacity Institute and had four hundred and fifteen million dollars in

requests. Nevada Gold Mine has pledged \$100,000 to Main Street on the condition matching funds are received from others.

Walz thinks it is vital to pursue the vacant property tax because there are two vacant motels downtown with owners who are not willing to sell the property for a reasonable amount. These motels will continue to sit vacant because of the work required to make them occupiable. Tilley added that Legal Counsel is working on the vacant tax registry to make sure it is enforceable. Walz does not feel this donation is out of line and thinks it is inline with what has been done with other non-profits. Woolsey made a motion to approve the \$50,000 request of ARPA funds for funding to create a retail center for local small businesses. DelRio provided the second and motion passed unanimously.

**REVIEW OF BID DOCUMENTS, RELATED DISCUSSION AND POSSIBLE ACTION TO REBID THE REMAINING CONSTRUCTION FOR WELLS SENIOR CENTER, CDBG-CV 20/PF/08 CONTINGENT UPON ADDITIONAL CDBG FUNDING**

Tilley began that the bid packet from a year ago is the same and the dates have just been updated. This project will have to go out for rebid because COVID supply chain issues slowed everything down and the wage determinations set by the state are out of date. New wage determinations will have to be requested. There is \$153,000 left from the original grant. An additional \$650,000 has been requested from the CDBG COVID money. There was a little over one million dollars left. It is the hope that if the whole \$650,000 is received, that will be enough to finish the whole senior center project.

This will be posted March 11<sup>th</sup> with bids due April 5<sup>th</sup>. These dates have been submitted to CDBG but Tilley has not received their approval on these dates yet. The request for bids will be posted in Elko, Twin Falls and Utah as well as two online sources provided by CDBG. Goolsby made a motion to approve resubmitting the bid for the Wells Senior Center, CDBG-CV 20/PF/08 contingent upon additional CDBG funding. Woolsey provided the second and motion passed unanimously.

Walz stated that agenda items 10, 11 and 12 are going to be on the agenda to allow for flexibility as these projects move forward should council approval be needed. There is nothing needed for these three items for tonight.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE ADDITIONAL FUNDING FOR WOODHILL'S DRAINAGE PROJECT**

No action.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE ADDITIONAL FUNDING FOR AIRPORT APRON PROJECT**

No action.

## **DISCUSSION AND POSSIBLE ACTION TO APPROVE ADDITIONAL FUNDING FOR THE NEW WELLS SENIOR CENTER**

No action.

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

Goolsby made a motion to approve the check register dated February 1, 2022 through February 28, 2022 in the amount of \$32,941.04. Woolsey provided the second and motion passed unanimously. Goolsby again made a motion to approve Warrant Register dated February 24, 2022 through March 8, 2022 in the amount of \$74,654.29. Woolsey provided the second and motion passed unanimously.

## **COUNCILMEN'S REPORTS**

Woolsey stated a Career Fair will be held at the High School on March 23<sup>rd</sup> and there will be twenty-five businesses that will be set up including several that are local. This will be a good opportunity for students to see all the different careers available in the area.

Micheli stated he has had several people talk to him about trailers being parked on the street and not being able to see when backing out of driveways.

DelRio mentioned that softball and baseball signups were double what was expected.

Goolsby reported that not only were there two state champions in wrestling, but Wells was one pin away from taking state runner up as a school. The wrestlers finished the state championship as state runner up in the north with the second highest GPA for all wrestlers only having six wrestlers go to state. Goolsby was very proud of what was accomplished.

Walz announced that there will be an Elko Recreation meeting tomorrow at 10 a.m. and will probably not be able to attend. Walz also mentioned that while in Fallon several days ago, she went to put something in someone's dumpster and it was locked. Walz wished she had thought to ask Martin about that while he was here and wondered if that is something that could be done at the park. Pengelly stated when the dumpsters are at the park and are full, people continue to pile garbage on top. When it is cleaned up, it is filled up almost immediately. It was the consensus that even if they were locked, people would put garbage on top of and beside the locked dumpster. Pengelly added that if anyone ever sees someone backed up to a dumpster to call him so he can catch them.

## **STAFF REPORTS**

Tilley had a conversation with Ben Minor with Hansen, Allen and Luce regarding the FEMA appeal. There is a twelve-page memo on the hydrology. There was a factor that FEMA did not use in their original mapping and study that Hansen, Allen and Luce did

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use which brought the numbers down from 3,500 CFS to 1,100 CFS which is what the drainage ditch is built for. Tilley saw the map yesterday and FEMA's proposed map has been reduced by 70% to 75% which is exactly what was needed. If FEMA decides not to accept the appeal, there is one last ditch effort where it will go before a scientific panel of three scientists who are not any way involved in either mapping.

Tilley attended a NDOT workshop in Elko last week. Tilley found out about a grant for safe routes to school. Last year there was two million dollars left. Tilley has been making a map as to where there are sidewalks, curb and gutter and where there is nothing. Tilley sent a tally sheet to the principal to find out how many students walk to school and how many are dropped off to give these numbers to NDOT. Supp added that Better City wrote the safe route to school grant and Tilley should get ahold of Eric Gibson at Better City. It is not sure when this grant can be applied for, it may be a month or more. Goolsby mentioned that Wells has been participating in the National Walk to School Day for the last six years and it is done every October.

Nance mentioned that filing for the mayor position and the one council position opened yesterday and will be open until March 18, 2022. DelRio asked if this could be posted on social media because it is at a weird time and people may not know about it. It will be posted on Facebook as well as our website.

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

There were none.

#### **ADJOURNMENT**

The meeting adjourned at 7:52. p.m.

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**LAYLA M. WALZ, Mayor**

ATTEST:

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**SAMANTHA NANCE, City Clerk**