

**MINUTES OF WELLS CITY COUNCIL
MEETING OF MARCH 22, 2022**

CALL TO ORDER

Date: Tuesday, March 22, 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
Jonathan Goolsby, Councilman

Absent: Laura Moore-DelRio, Councilwoman
Chris Micheli, Councilman

Quorum: Yes

Staff Present: Samantha Nance, Finance Clerk
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 March 8, 2022. Goolsby provided the second and motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

DISCUSSION AND POSSIBLE ACTION TO APPROVE WELLS SENIOR CENTER GRANT REQUEST FOR NEVADA AGING AND DISABILITY SERVICE DIVISION, TRANSPORTATION SERVICE GRANT APPLICATION. COMMIT MATCHING FUNDS AND AUTHORIZE JORDAN TILLEY, CITY MANAGER TO SIGN APPLICATION

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Nance began that this is the annual transportation grant for the senior center. It increased about \$4,000 due to salary increases, health insurance and cost of food. The matching funds are received from the Elko County grant. Woolsey made a motion to approve the Wells Senior Center grant request for Nevada Aging and Disability Service Division, Transportation Service Grant application and commit matching funds and authorize Jordan Tilley, City Manager to sign the application. Goolsby provided the second and motion passed unanimously.

CONTINUED DISCUSSION AND REVIEW OF THE TENTATIVE BUDGET FOR FISCAL YEAR 2022-2023

Nance stated that not much has changed. Final numbers have come in for property tax and consolidated tax. The consolidated tax is up around \$150,000 from last years budgeted amount. Property tax numbers are \$426,000 but the abatement numbers won't be in until the 25th and will be subtracted out. This will probably be about \$55,000 more in property tax for the upcoming fiscal year. The senior center has requested to increase their drivers' hours from thirty hours to forty hours and that has been implemented into the budget and it was also written into the transportation grant. The final numbers were put in for the health insurance that were approved at the last meeting. PERS and salaries will go up and are included in the grant request. Woolsey asked if anything had been put in the budget for the new senior center. Nance stated most of that will hopefully be covered by grant money and the matching funds on that will hopefully come from the capital improvement fund. Tilley added that the CDBG presentation will be on April 13, 2022 and Tilley will check to see if the additional funding for the senior center will be at the same time. Nance will have the finished tentative budget at the next meeting which needs to be submitted to the state by April 15th. When that is approved, final budget meetings will be held.

DISCUSSION AND POSSIBLE ACTION TO APPOINT EIDE BAILY LLP FOR THE CITY OF WELLS AUDIT FOR FISCAL YEAR 2022-2023

Walz stated that Eide Baily has been the auditors for the City of Wells for at least ten or eleven years. The city went out for proposals a couple of years ago. Eide Baily was a little more expensive but council didn't think it was worth the trouble to change auditors. There is a good relationship, Eide Baily knows the city books and are good to work with. Goolsby made a motion to approve Eide Baily, LLP for the City of Wells audit for fiscal year 2022-2023. Woolsey provided the second and motion passed unanimously.

REVIEW, DISCUSSION AND POSSIBLE APPROVAL OF PURCHASE AND SALE AGREEMENT WITH PINE WEST DEVELOPMENT, LLC TO SELL A PORTION OF PARCEL #002-770-005 FOR A TOTAL PRICE OF \$55,001.00, AND/OR POSSIBLE REVIEW, DISCUSSION AND APPROVAL OF A RESOLUTION FINDING THAT IT IS IN THE BEST INTEREST OF THE CITY TO DISPOSE OF CERTAIN REAL PROPERTY WITHOUT OFFERING THE PROPERTY TO THE PUBLIC AND FOR THE AGREED UPON SALE PRICE

**FOR THE PURPOSE OF ECONOMIC DEVELOPMENT; CITY OF WELLS
RESOLUTION 22-03**

Tilley began that Pine West is still waiting for NDOT to make some decisions but are moving forward with the purchase. Pine West has approved this contract on their end, so this is the next step. This amount is the appraised amount. Tilley stated the last page shows the map with the full parcel and below that is the section Pine West will be purchasing to square off the property. Walz asked if the sale was contingent on NDOT allowing the exit off US 93. Tilley added there are clauses in the contract that will allow them to back out but nothing contingent on NDOT. Woolsey made a motion to approve the sale agreement with Pine West Development LLC to sell a portion of #002-770-005 for the total price of \$55,001. Goolsby provided the second and motion passed unanimously. Woolsey made a motion to approve Resolution 22-03, finding that it is in the best interest of the city to dispose of certain real property without offering the property to the public and for the agreed upon sale price for the purpose of economic development. Goolsby provided the second and motion passed unanimously.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Goolsby made a motion to approve Warrant Register dated March 10, 2022 through March 22, 2022 in the amount of \$117,633.29. Woolsey provided the second and motion passed unanimously.

COUNCILMEN’S REPORTS

Goolsby announced the surf n turf will be May 7, 2022 that will benefit the Wells High School Booster Club. All proceeds will go towards school sports.

Walz mentioned that Gary Pollock, who attended the meeting, had filed for mayor as well as Beth Savedra has filed for city council. Walz wished them the best of luck.

STAFF REPORTS

The airport apron project is moving forward and Armstrong has gone out to bid for that project. Armstrong hopes to get started in May and get as much done before fire season.

The bids for the senior center project will be opened on April 11th and be announced at the meeting on April 12th.

The city cleanup will be April 14th, 15th and 16th. Wells Main Street is working on developing a list of projects and WREC is going to sponsor a list of kids. Tilley mentioned if council agrees, the city will be working with other businesses and religious groups to host a once a month walk-about-town cleanup providing garbage bags and gloves. If we all work together on this, it will make a significant improvement. Tilley

wanted to bring this before the council to see if there was interest to move forward with it. This would help build relationships with our neighbors.

The FEMA appeal has been sent in and has been received. If there are no appeals to the FEMA decision during the comment period, it could take about four months to get the map finalized. Hopefully there will be a decision by August or September.

Tilley talked with Hansen, Allen and Luce on the drainage ditch. This could go out for bid in June of this year and construction could start in July. Another option could be to hold off on bids until February of 2023, get started in April and get it all done in one year. This is about a nine-month project that needs to be completed by June, 2024.

Tilley was at a meeting today in Elko with representatives from GoED and other city personnel from the region. The meeting was regarding the states rail expansion plan which is being aggressively pursued. This group is working with the BLM to streamline some of the federal land purchases. In our industrial park, as well as others, there is plenty of land available but it is federal land which is hindering growth throughout all of northeastern Nevada. Tilley has already started talking with BLM in hopes there will be a lot of progress in the next couple of years.

Nance stated that remote water meter training took place last week and went out in the field and see how it will work. It usually takes Fernley five days to read meters but with the remote read system, it can be completed in a half hour.

CITIZENS TO ADDRESS THE COUNCIL

Walz wanted to congratulate Jessica and Matthew Morgan on the birth of their baby.

ADJOURNMENT

The meeting adjourned at 7:25 p.m.

LAYLA M. WALZ, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk

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