

**MINUTES OF WELLS CITY COUNCIL
MEETING OF MARCH 28, 2023**

CALL TO ORDER

Date: Tuesday, March 28, 2023
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: Gary Pollock, Mayor

ROLL CALL

Present: Gary Pollock, Mayor
Jonathan Goolsby, Vice-Mayor
Laura Moore-DelRio, Councilwoman
Chris Micheli, Councilman
C.R. Beth Savedra, Councilwoman

Absent: None

Quorum: Yes

Staff Present: Samantha Nance, City Clerk
Jason Pengelly, City Manager
Tony Prado, Public Works
Glen Shamblin, Public Works Supervisor
Patti Zander, Deputy Clerk

PLEDGE OF ALLEGIANCE

Mayor Pollock led everyone in the Pledge of Allegiance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Councilman Micheli made a motion to approve meeting minutes dated March 14, 2023.
Councilwoman Savedra provided the second and motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE SUBDIVISION PLAT
MAP SUBMITTED BY HIGH DESERT ENGINEERING FOR JAMES**

Minutes of Wells City Council
Meeting of March 28, 2023

NAVERAN, APN #002-810-003 TO INCLUDE CITY EASEMENTS AND RIGHT-OF-WAYS

James Naveran was at the meeting requesting approval of these maps for his subdivision of nineteen lots on Angel Lake Road. Pengelly added that all the parcels have utility easements and right-of-way easements for the City of Wells. Micheli made a motion to approve the subdivision plat map submitted by High Desert Engineering for James Naveran APN #002-810-003 for James Naveran. Goolsby provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE SUBDIVISION PLAT MAP SUBMITTED BY HIGH DESERT ENGINEERING FOR JAMES NAVERAN PARCELS 1 - 4

Pengelly stated that High Desert Engineering wanted this approved in groups of four parcels. Micheli made a motion to approve the subdivision plat map submitted by High Desert Engineering for James Naveran parcels 1 – 4. Savedra provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE SUBDIVISION PLAT MAP SUBMITTED BY HIGH DESERT ENGINEERING FOR JAMES NAVERAN PARCELS 4 – 7

Savedra made a motion to approve the subdivision plat map submitted by High Desert Engineering for James Naveran parcels 4 – 7. Micheli provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE SUBDIVISION PLAT MAP SUBMITTED BY HIGH DESERT ENGINEERING FOR JAMES NAVERAN PARCELS 7 – 9

Goolsby made a motion to approve the subdivision plat map submitted by High Desert Engineering for James Naveran parcels 7 – 9. DelRio provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE SUBDIVISION PLAT MAP SUBMITTED BY HIGH DESERT ENGINEERING FOR JAMES NAVERAN PARCELS 10 – 13

Goolsby made a motion to approve the subdivision plat map submitted by High Desert Engineering for James Naveran parcels 10 – 13. DelRio provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE SUBDIVISION PLAT MAP SUBMITTED BY HIGH DESERT ENGINEERING FOR JAMES NAVERAN PARCELS 13 – 16

Minutes of Wells City Council
Meeting of March 28, 2023

Goolsby made a motion to approve subdivision plat map submitted by High Desert Engineering for James Naveran parcels 13 – 16. Micheli provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE SUBDIVISION PLAT MAP SUBMITTED BY HIGH DESERT ENGINEERING FOR JAMES NAVERAN PARCELS 16 – 19

Goolsby made a motion to approve subdivision plat map submitted by High Desert Engineering for James Naveran parcels 16 – 19. DelRio provided the second and motion passed unanimously.

REVIEW OF APPLICATION FOR ZONING AMENDMENT FROM BC BUFFER COMMERCIAL TO R-2 RESIDENTIAL MEDIUM DENSITY APN #002-546-005, 002-546-006, 002-546-007 FOR DAVID BROUGH, CASSANDRA CARTER, MANUEL MELENDEZ. RELATED DISCUSSION AND ACTION TO APPROVE OR DENY AMENDMENT

Pengelly stated this is the old Garcia garage on 5th and Clover. That lot and the two lots next to it are all zoned buffer commercial. The next two lots are R-2 then you have the courthouse. Brough wants to sell the property and the people interested in purchasing the property want to build a house on the corner. The old shop would be utilized as a garage. Carter and Melendez were fine with the zoning change which will make the whole block, minus the courthouse, R-2 zoning. Once this is changed, the shop can never be used as a commercial shop. Micheli made a motion to approve the change from BC Buffer Commercial to R-2 medium density APN #002-546-005, APN #002-545-006 and APN # 002-546-007 for David Brough, Cassandra Carter and Manuel Melendez. Savedra provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE CITY MANAGER, JASON PENGELLY, TO SIGN NEVADA AGING AND DISABILITY SERVICE DIVISION TRANSPORTATION GRANT APPLICATION

Nance stated that this is the annual transportation grant for the senior center for \$30,848. The match always comes from Elko County grant funds. Savedra made a motion to authorize City Manager, Jason Pengelly, to sign Nevada Aging and Disability Service Division Transportation grant application. Micheli provided the second and motion passed unanimously.

SECOND READING OF ORDINANCE NO. 240 – AN ORDINANCE ENTITLED KEEPING OF BACK YARD CHICKENS, CREATING A NEW CHAPTER, CHAPTER 5 OF TITLE 7, SECTION 40 OF THE WELLS CITY CODE PROVIDING RULES AND REGULATIONS GOVERNING BACK YARD CHICKENS ON RESIDENTIAL LOTS WITHIN THE CITY LIMITS OF WELLS, NEVADA

Pollock began that this is the second reading of ordinance No. 240 and there have been no changes since the last meeting except for the removal of the clerical error. Goolsby made a motion to adopt Ordinance No. 240 entitled keeping back yard chickens, creating a new chapter, chapter 5 of title 7, section 40 of the Wells City Code providing rules and regulations governing back yard chickens on residential lots within the city limits of Wells, Nevada. Savedra provided the second and motion passed unanimously.

CONTINUED DISCUSSION AND REVIEW OF FISCAL YEAR 2023-2024 TENTATIVE BUDGET

Nance stated nothing has changed on the budget from the last meeting other than Nance has received the final numbers for property tax and consolidated tax. Those numbers were received after the council was asked to bring back their copies of the budget. Those numbers will be updated and presented at the next meeting where the tentative budget will be approved. Pengelly stated that two full-time employees for public works were added but the money was already in the budget because it was for two replacements.

OPENING OF BIDS FOR SURPLUS EQUIPMENT AND ACTION TOWARD BIDS

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| 1. 1983 920 CAT FRONT LOADER | MINIMUM BID \$3,500.00 |
| 2. 510 D JOHN DEERE TRACTOR | MINIMUM BID \$ 200.00 |
| 3. PULL BEHIND ROLLER | MINIMUM BID \$ 200.00 |
| 4. GENERAL 3 POINT HITCH
BRUSH CUTTER | MINIMUM BID \$ 300.00 |
| 5. 3 POINT POST HOLE AUGER | MINIMUM BID \$ 400.00 |
| 6. 1997 MAZDA PICK-UP TRUCK | MINIMUM BID \$ 500.00 |
| 7. 2010 DODGE SLT 1500 | MINIMUM BID \$ 200.00 |
| 8. 1991 NISSAN SENTRA CAR | MINIMUM BID \$ 100.00 |
| 9. TRUCK BED TRAILER | MINIMUM BID \$ 200.00 |
| 10. FORD UTILITY TRUCK BED
TRAILER | MINIMUM BID \$ 400.00 |

Pollock began with item # 1 and three bids were received. Jeff Wines bid \$5,006.99; Craig Morgan bid \$5,000 and Bill Rodriguez bid \$3,650. Micheli made a motion to accept the bid from Jeff Wines in the amount of \$5,006.99. DelRio provided the second and motion passed unanimously.

Item #2 had one bid from Craig Morgan for \$500. Micheli made a motion to accept the bid from Craig Morgan for \$500. Savedra provided the second and motion passed unanimously.

There were no bids for item #3. Item #4 received one bid from Craig Morgan for \$800. Micheli made a motion to accept the bid of \$800 from Craig Morgan. DelRio provided the second and motion passed unanimously.

Item #5 received two bids. Grant Hylton bid \$425 and Craig Morgan bid \$700. Micheli made a motion to approve the bid of \$700 from Craig Morgan. DelRio provided the second and motion passed unanimously.

Item #6 received one bid from Abigail Luttrell for \$780. Micheli made a motion to approve the bid of \$780 from Abigail Luttrell. DelRio provided the second and motion passed unanimously. There were no bids received for Items #7, #8, #9 or #10.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Goolsby made a motion to approve the Warrant Register dated March 15, 2023 through March 28, 2023 in the amount of \$81,643.55. Savedra provided the second and motion passed unanimously.

COUNCILMEN'S REPORTS

Micheli thanked the city staff for fixing some of the potholes around town.

DelRio stated the school board meeting was held in Wells tonight. Community participation was very minimal. We need to make sure we are supporting our education system. There were maybe six or seven community members in attendance that were not staff. DelRio would like to see more community support at school board meetings.

Goolsby stated the Wells High School Booster Club will be holding the annual surf n turf on April 29th at the Indian Colony Gym. This supports local athletics.

Pollock wanted to thank the city staff from the top to the bottom. Pollock added that in the four months the change of power has taken place, approximately \$800,000 has been secured in grant money. Pollock added that Jason and Sammy deserve kudos.

STAFF REPORTS

Pengelly announced that a spring break special will be held for the swimming pool from Monday, April 3rd through Friday, April 7th. The cost will be \$1.00 a day for anyone of any age 11 a.m. – 4 p.m.

Nance and Pengelly made a presentation to CDBG last week for the first phase for the curb, gutter and sidewalk project on Shoshone Avenue. CDBG only had \$2.7 million to allocate with fourteen entities applying for the grants and some had some big requests. Five entities were awarded, with Wells being one. Wells asked for \$625,000 and received \$459,000, most were capped at \$500,000. This will be at least a two-year commitment to be able to complete the whole project.

A meeting with NDEP will be held tomorrow with the stormwater division. NDEP may have some loans or grant forgiveness for the city to possibly get more funding.

Minutes of Wells City Council
Meeting of March 28, 2023

The NDOW grant that was applied for after the last meeting for the archery lanes was received in the amount of \$33,000. This project will be started in the summer once the streets are repaired.

Pengelly has reached out to a couple of solar companies but has not heard back. Pengelly has not been able to find anything on a Tesla grant.

Nance stated she attended a birthday party at the golf course and noticed that Huff has been making some changes at the golf course and it was looking better. Nance added that a lead was received on donated medical equipment. Nevada Health Centers provided the city with a list of everything that would be included in the \$80,000 startup cost. That was forwarded on to the contact and everything on the list might be able to be provided.

Pengelly also mentioned the governor declaring a state of emergency that would cover Elko County, Wells, Carlin, Spring Creek. Shamblin took FEMA around today to show all the damaged roads from the winter.

CITIZENS TO ADDRESS THE COUNCIL

Quinn mentioned she heard on the radio about our chicken ordinance. Quinn also mentioned that the citizen complaint form that was prepared has provided a reverse response. Those who have complained and received the form, don't fill out the form and they stop complaining. Quinn mentioned that Baker, Nevada received a grant for solar for anyone who wanted to have solar installed. Maybe the city can get information there.

Stanhope asked who would be doing code enforcement on the chickens since a code enforcement officer has not been hired yet. Pengelly stated he will be doing the enforcement on the chickens until that person is hired. Legal Council is working on the code enforcement position. Stanhope hopes with spring coming and people out walking, that people will keep their dogs contained so no one has to worry about getting bit.

ADJOURNMENT

The meeting adjourned at 7:47 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk

Minutes of Wells City Council
Meeting of March 28, 2023