

**MINUTES OF WELLS CITY COUNCIL  
MEETING OF APRIL 12, 2022**

**CALL TO ORDER**

Date: Tuesday, April 12, 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  
Chris Micheli, Councilman

Absent: Laura Moore-DelRio, Councilwoman

Quorum: Yes

Staff Present: Samantha Nance, City 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 March 22, 2022. Goolsby provided the second and motion passed unanimously.

**CITIZENS TO ADDRESS THE COUNCIL**

There were none.

**REVIEW OF APPLICATION TO VACATE BOAZ STREET. RELATED DISCUSSION AND ACTION TO ACCEPT OR DENY APPLICATION**

Walz declared that she lives adjacent to the property in question. Tilley added that there were only two property owners that had property abutting this property. This is a road between two parcels that has not yet been developed. A developer wants the city to abandon the road to be able to combine two lots. James Copeland with AWA, the civil engineer working with Maverik and DRH Company who will be the landowner on that site, was at the meeting via ZOOM. Copeland added that there has been discussion with Long Canyon about relocating the parking lot to the western side against the railroad right-of-way. The lighting and vinyl fencing will be relocated as well and Copeland stated a couple of site plans have been sent to Long Canyon. The lease agreement states Long Canyon will have between one and a half to two acres for the parking lot with more parking spaces than what they currently have. The parking lot will have compacted road base. Goolsby made a motion to approve the application to vacate Boaz Street. Woolsey provided the second and motion passed unanimously.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE SUBDIVISION PLAT SUBMITTED BY DRH COMPANY FOR MAVERIK CONVENIENCE STORE, APN #002-740-003 & APN #002-740-020, CONTINGENT UPON SUCCESSFUL VACATION OF BOAZ STREET**

Walz began that this would be to approve the subdivision map as presented. Micheli made a motion to approve the subdivision plat submitted by DRH Company for Maverik convenience store, APN #002-740-003 & #002-740-020 contingent upon successful vacation of Boaz Street. Goolsby provided the second and motion passed unanimously.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE TENTATIVE BUDGET FOR FISCAL YEAR 2022-2023**

Nance began that the numbers have not changed since the last meeting and the budget is in the format to go to the state. Nance added that all ending fund balances are in the positive. Goolsby made a motion to approve the tentative budget for fiscal year 2022-2023. Woolsey provided the second and motion passed unanimously.

**REVIEW OF APPLICATION FOR ZONING AMENDMENT FROM R-1/R-2 RESIDENTIAL SINGLE FAMILY/RESIDENTIAL MEDIUM DENSITY TO R-3, AGRICULTURAL RESIDENTIAL, SECTION 8, BLOCK 37N RANGE 62E, APN #002-810-003 FOR JAMES NAVERAN. RELATED DISCUSSION AND ACTION TO APPROVE OR DENY AMENDMENT**

Jim Naveran stated this property is on Angel Lake Road and Naveran is requesting the zoning be changed to agricultural so people can have horses. There is not much property around town where people can have horses so they end up living in the county and this change would be beneficial. Naveran will have two acre lots with septic tanks and city water. There will be about nineteen parcels with a portion of the upper property being sold to Danny Morgan. Naveran's plan is to put the water main in, the road and access off Angel Lake Road. Naveran has already received the permit from NDOT to build the access off Angel Lake Road. Woolsey thinks this will fill a need for housing with bigger

lots. Nance stated letters were sent out to those owning property in this area. The parcel below this property as well as the one across the street are owned by the same person and were sent a letter. The other parcel was in the county and they were notified as well. It was posted in the paper and no comments have been received. Nance did declare that she is Naveran's daughter, but she did send these letters out as the City Clerk. Woolsey made a motion to approve the application to change the zoning from R-1/R-2 residential single-family residence to R-3, agricultural. Goolsby provided the second and motion passed unanimously.

**DISCUSSION AND POSSIBLE ACTION TO CHANGE CITY HALL STAFF WORK SCHEDULE TO FOUR TENS, MONDAY THROUGH THURSDAY STARTING MAY 2, 2022 THROUGH SEPTEMBER 30, 2022 AND ANNUALLY THEREAFTER THE FIRST MONDAY IN APRIL THROUGH THE LAST WEEK OF SEPTEMBER TO ALIGN WITH PUBLIC WORKS**

Tilley stated that public works has traditionally gone to four tens starting in April through September. This gives them half a crew on Monday as well as Friday and a full crew Tuesday through Thursday. If the office changed to four tens, public works would have full crews Monday through Thursday and would get a lot more work done. Tilley added that if this is approved, we will get the information out to the public. Information will also be provided to call the non-emergency number if there is a water main break.

This will be a test for the office and residents and if it doesn't work, will change back to five days a week. Woolsey added that the scope of work remains the same, it is just being done in four days with longer hours. Walz thinks it has been a big success at Wells Rural Electric. Woolsey thinks it has been successful at the school as well but is a bit different. Pengelly is excited about it because his crew has been changing to four tens but he never has been able to work the four tens. Pengelly continued that a lot more gets done when the crew works ten hours a day. Walz questioned if the office would be open longer hours. Tilley thought the open hours would remain the same. If someone needs to come in earlier, we will accommodate them. Woolsey added if the public is being served in the same capacity, it should be fine but if people aren't available to the public, that could be a problem. Pengelly added the golf course will stay the same as will the pool and senior center. Goolsby added that he likes the ten-hour days and thinks it is good for morale. Goolsby made a motion to approve the city hall staff to work four tens, Monday through Thursday starting May 2, 2022 through September 30, 2022 and annually thereafter the first Monday in April through the last week of September to align with public works. Woolsey provided the second and motion passed unanimously.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE APPLICATION FOR GRANT THROUGH TRAVEL NEVADA TO REPLACE RANCH HOUSE SIGN FACE AND COMMIT MATCHING FUNDS**

Tilley began this is a grant to replace the face only on the Ranch House sign. The estimate is \$45,000 and the grant is a 50/50 grant so the city would need to provide \$22,500. This money would come out of the community support capital outlay fund.

Woolsey asked what the benefit would be other than to make it look nicer. Walz stated that the goal of the Ranch House property was to get it out of the City of Wells' ownership and into viable commercial property in hopes someone would want to put in their own sign. Walz questions whether the sign should be upgraded at all. Pengelly added that the metal is all rotted and full of pigeons and needs a total overhaul. It would look great but the whole sign needs to be rebuilt or removed. This money could also be used towards the electrical at the El Rancho as the city did not get the grant applied for in February for that purpose. The money could also go towards plumbing at the El Rancho or used for the new senior center, if needed.

Woolsey questioned if it would benefit the city enough to recoup the \$22,000. Walz does not think it is the best use of community support funds. If somebody does come in and purchase that property, they could remove the sign and that money will have been spent on nothing. Walz talked to Supp about this because Main Street was going to write the grant and they had similar discussion. Micheli asked if nothing is done, does the sign need to be removed as it will be an eyesore soon. Pengelly added that would be a job for YESCO and would probably cost a lot. Woolsey made a motion to deny the application for this year through Travel Nevada to replace the Ranch House sign face. Micheli provided the second and motion passed unanimously.

#### **DISCUSSION AND POSSIBLE ACTION TO DENY OR APPROVE WATER LEAK CREDIT FOR KEVIN THORNBURG.**

Thornburg has three meters at his trailer court and had two trailers, one trailer on each of two separate meters with leaks. One trailer was occupied, one was not. The unoccupied trailer leak was not found until it started to thaw. Pengelly suggested the one be approved that has been repaired and table the one that hasn't been repaired. Woolsey thought as soon as the other one is repaired and verified there are no more leaks, Thornburg can apply for a credit on that meter. Woolsey made a motion to approve the \$250 for #7 at 628 Fourth Street that has been fixed and table trailer #3 at 614 Fourth Street and Thornburg can resubmit once it has been repaired. Goolsby provided the second and motion passed unanimously.

#### **DISCUSSION AND POSSIBLE ACTION TO APPROVE RECOMMENDATION LETTER TO MESQUITE ELECTRIC AND APPROVAL OF REVISED GRANT APPLICATION FOR AWOS CONSTRUCTION AT WELLS MUNICIPAL AIRPORT/HARRIET FIELD CONTINGENT UPON RECEIPT OF ADDITIONAL GRANT FUNDING**

Tilley began that another bidder is protesting who was awarded the bid and legal counsel is recommending only moving forward with the revised grant application approval or denial. Mesquite Electric came in significantly lower than the other two. The one that is protesting is not affordable and the city may have to go out for bids a second time.

Yesterday, word was received from the FAA that in late 2015 or early 2016, an airport master plan had been completed. As a part of that, a Class two Cultural Resource Survey

was done at the airport and all that information was provided for this grant. That information is not sufficient anymore. There is now a Class three Cultural Resource Survey that must be done. A meeting is scheduled Thursday with the company that did the class two a few years ago to see what the timeline is, if it can be completed and how much it would cost. If this grant is not completed in this fiscal year, a new grant will have to be applied for. In the original grant, our share was \$20,000, with the revised grant request being \$437,000, our share will go up to \$27,000. Walz commented that the City of Wells has been successful with the FAA grants. Woolsey made a motion to approve the revised grant application for the AWOS construction at the Wells Municipal Airport. Goolsby provided the second and motion passed unanimously.

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

Goolsby made a motion to approve check register detail dated March 1, 2022 through March 31, 2022 in the amount of \$76,487.77. Micheli provided the second and motion passed unanimously. Goolsby made a motion to approve Warrant Register dated March 24, 2022 through April 12, 2022 in the amount of \$146,450.35. Woolsey provided the second and motion passed unanimously.

### **COUNCILMEN'S REPORTS**

Micheli stated that he has received a lot of complaints from people around town about dogs running loose. Tilley added that Lt. Fisher has stated the deputy on duty can handle dog calls. This is part of their job and residents should call the non-emergency number. Micheli stated everyday there seems to be comments on Facebook about dogs.

Goolsby mentioned that baseball started today. It is good to see the kids back out on the baseball diamond.

Walz stated it is free clean up this week. Main Street is organizing some youth groups to do some community clean up and might hold off until next week in hopes of warmer weather.

### **STAFF REPORTS**

Tilley announced the VFD Easter egg hunt this Sunday at 1 p.m. at the park.

Tomorrow will be the presentation to CDBG for the three grants that were applied for: the Main Street retail center, the sewer headworks and moving forward with the design work on the Woodhills trail.

Tilley has been doing a two-day training on grant writing and gathered a lot of information on how to formulate grants and how to look for grants. The training also came with a six-month access to a website that lists different kinds of grants in one spot. Tilley contacted NDOT and they are revising their grant program. The city will be able

to apply either later this year or early next year for the sidewalks to provide safe routes to school. Tilley has contacted High Desert to get estimates on the engineering and work, so we are project ready when that opens. Federal funding can also be used for projects like this but they like initiatives.

Tomorrow, two representatives from Pine West will be in town.

Tilley received a scholarship to attend the Main Street meeting in Virginia in May. Four other board members from Wells Main Street will also be going.

Pengelly mentioned the transfer station will be opening tomorrow and may look at extending the free dump due to the weather.

Judge Ken Calton stated he hopes to find out in the next couple of weeks if he will be able to hire another person for the office. With all the legislative changes, another person is needed in the office in order to comply.

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

Quinn also wanted to complain about loose dogs and how they run in packs on Ninth Street. Quinn rarely sees a deputy patrol Ninth Street. Quinn knows they are hungry and don't have collars. Quinn hopes the council will consider reinstating planning and zoning because it is needed. Walz added that the problem is that there are not enough people who want to serve. Quinn stated she would be willing to serve.

Denny Stanhope also wanted to address the dog problem. In all his walking around town, he is being chased and attacked by dogs constantly. Stanhope has pulled his pistol twice and called the police twice. Two days ago, Stanhope broke his walking stick hitting a dog so hard that was trying to bite him and had his pistol in his other hand. When Stanhope has called law enforcement, the officer has talked to the people who own the dogs. It is not the dogs' fault; it is the owners fault. Stanhope requests the council come up with a better plan regarding the dog problem in town. Stanhope also mentioned that a few weeks ago while out enjoying the nice weather, there were a couple of kids on bikes and a group of dogs started chasing them. One fell off his bike and Stanhope had to chase the dogs away.

Cindy Moschetti supported Quinn and Stanhopes comments about the dog problem and thinks the community needs to be made aware they can call the non-emergency number to report loose or aggressive dogs. Goolsby stated the more complaints that go to the sheriff's department will raise the calls of service which will make them aware of the problem, realize it is a serious problem and hopefully help solve the problem. Beth Savedra thinks it is dangerous for everybody who walks around town. Quinn wondered if there was a grant available that would provide funds to hire an animal control officer. Tilley stated he would check into it. Goolsby added that Elko County only has two animal control officers, one covers Spring Creek and the other one covers all of Elko County. Gary Pollock added that Wells is in Elko County and they should cover our

town as well. Quinn suggested something be put on the reader board about who to contact regarding dog problems. Walz added that hopefully this can be on the next agenda and discussed to come up with some solutions.

**ADJOURNMENT**

The meeting adjourned at 8:22 p.m.

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**LAYLA M. WALZ, Mayor**

ATTEST:

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**SAMANTHA NANCE, City Clerk**