

**MINUTES OF WELLS CITY COUNCIL
MEETING OF JULY 26, 2022**

CALL TO ORDER

Date: Tuesday, July 26, 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 Walz, Mayor – via phone

ROLL CALL

Present: Layla M. Walz, Mayor – via phone
Laura Moore-DelRio, Councilwoman
Jonathan Goolsby, Councilman

Absent: Chris Micheli, Councilman
Robert Woolsey, Vice-Mayor

Quorum: Yes

Staff Present: Samantha Nance, Finance Clerk
Jordan Tilley, City Manager
Patti Zander, Deputy Clerk

Mayor Walz opened the meeting and turned it over to Councilman Goolsby to preside.

PLEDGE OF ALLEGIANCE

Councilman Goolsby led everyone in the Pledge of Allegiance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

DelRio made a motion to approve meeting minutes dated July 12, 2022. Goolsby provided the second and motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE APPLICATION FOR
ALPINE SERVICE LLC TO PURCHASE DONNA’S RANCH, REVIEW OF
RECOMMENDATION BY ELKO COUNTY SHERIFF**

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A letter was provided from the Elko County Sheriff's Office stating they see no reason to disqualify the applicant for a liquor license or a brothel license. Joseph Ye from Alphine Services LLC was at the meeting stating his intention to purchase Donna's Ranch. Currently, Ye lives in Ely, Nevada. DelRio made a motion to approve the application for ALphine Service LLC for the liquor license and the brothel license. Goolsby provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY SPECIAL LIQUOR LICENSE FOR WELLS VOLUNTEER FIRE DEPARTMENT FOR WELLS FUN RUN JULY 29TH – 31ST

DelRio stated this is something that is done every year. DelRio made a motion to approve the special liquor license for the Wells Volunteer Fire Department for the Wells Fun Run, July 29th – 31st. Goolsby provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY SPECIAL LIQUOR LICENSE FOR WELLS JR. RODEO FOR AUGUST 6-7, 2022

DelRio stated this is the same as the above item, something that is done every year. DelRio made a motion to approve the special liquor license for the Wells Jr. Rodeo. Goolsby provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE DEBT MANAGEMENT INDEBTEDNESS REPORT AND FIVE-YEAR CAPITAL IMPROVEMENT PLAN

Nance began this is one of the statutory regulations the state requires be completed by the first of August every year. It shows if there is any new debt. The city has not taken on any new debt in the last year. The existing debt is for two loans on water meters, the excavator and the x-ray machine. Total debt for the city is \$646,000. Based on the assessed value that the county gave the city, the city's assessed value is \$31,541,000 and the legal debt limitation is forty percent of that which would be \$12,600,000. The five-year capital improvement plan lists assets and projects for the city planned out over the next five years and what was budgeted. DelRio made a motion to approve the debt management indebtedness report and five-year capital improvement plan. Goolsby provided the second and motion passed unanimously.

DISCUSSION TO ACCEPT OR DENY APPLICATION FOR SPECIAL USE PERMIT TO ALLOW FOR COMMERCIAL REAL ESTATE BUSINESS IN RESIDENTIAL AREA AT 530 SOUTH SHOSHONE, APN #002-744-001

Walz asked if there had been any comments from neighbors. Tilley stated there were two letters received in support and one neighbor at the meeting in support and one against. Paul Bottari from Bottari & Associates Realty began that the city had previously purchased their property and needed a new place to conduct their real estate business. Bottari continued that his father-in-law passed away in February and his mother-in-law,

Norma, has Alzheimer's and needs someone to care for her. Bottari is moving away from the property management business so there will not be a lot of traffic at the residence. The only rentals left that are managed are their own personal rentals and the Marquis building which will be for sale shortly. As soon as it is sold, Bottari will be totally out of the property management business. Bottari has had an office in Wells for thirty years and has tried to be a full-service office. The Bottari's are slowing down and moving to that residence will work best for them at this time. In the evening, they take Norma home with them to Starr Valley.

Bottari does not plan on putting a sign out advertising the business. The state requires a physical address for where records are being kept. Bottari added this will be done as long as they are able to care for Norma. If Norma has to be put in a care facility, they will work out of their own home. Norma is familiar with the residence so it makes it easier for her and would appreciate the city's support. Bottari is not opposed to the city putting conditions on this as well as a time limit. Richard Gavert lives next door and does not think there is a place for a business in a residential area but feels there are mitigating circumstances and is willing to agree with this arrangement.

Tilley added that this was discussed with Legal Counsel who did not see any reason not to approve this special use permit as the home occupation and special use permit work in tandem. Goolsby asked if a time limit should be put on this permit. DelRio added that a lot of people are working from home as it is without a special use permit. Goolsby thought these were special circumstances but thought it opened the floodgates for any other business that wants to work out of a residential home. Goolsby thought this should be allowed for a two-year period and then it could be extended for another two years if needed. Walz added that special use permits can be revoked at any time if there is an issue. Bottari feels a full-service real estate office is needed in a community for it to grow. Bottari's would like to retire someday but are not quite ready. DelRio made a motion to accept the application for the special use permit to allow for commercial real estate business in a residential area at 530 S. Shoshone, APN # 002-774-001 to be revisited in twenty-four months. Goolsby provided the second and motion passed unanimously.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

DelRio made a motion to approve the Warrant Register dated July 13, 2022 in the amount of \$70,083.53. Goolsby provided the second and motion passed unanimously. DelRio again made a motion to approve the Warrant Register dated July 15, 2022 through July 26, 2022 in the amount of \$212,342.06. Goolsby provided the second and motion passed unanimously.

COUNCILMEN'S REPORTS

DelRio would like to have the city help with getting some type of storage for the girls' softball. Currently the equipment is being kept in the cookshack with people in and out

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all the time. DelRio tried to get donations as well as a container donated with no luck. Nance asked about the school district helping and DelRio stated it wasn't for high school, it was for the little girls. DelRio is willing to do fundraising to help with this.

Walz will be attending an NNRDA meeting tomorrow.

STAFF REPORTS

Tilley had a meeting regarding the J one Visa program that Wes Harper brought up. It looks like that is not going to work out right away because there are other requirements. One of the big issues is that it must be in an existing clinic with a physician overseeing or working in tandem with another clinic with a physician. Vance Farrow from GoED was also on the phone call who recommended using a nurse to staff the clinic. A lot of counties in the state participate in this but Elko County does not. This has to be paid into to qualify to receive some of the benefits. This will be discussed with the county manager and the commission. We don't know if this is something they weren't willing to do in the past and now may be willing to do with new leadership. Tilley is also trying to set up a meeting with Med X and Intermountain Healthcare now that they have merged.

We are still waiting to hear back on the funding for the senior center construction and thought we would have heard by now. If we get what we asked for, we should be able to get the building shell up and can take it from there to finish it.

Tilley has also been talking with the county transportation to help with a grant to get a new fourteen seat bus for the senior center. The county is also working on a widespread transportation plan throughout the county. Information will be prepared to bring back for the council to show support before it goes to the county commissioners. This program would provide a bus route from Elko to Wells then up to Jackpot and Twin Falls and vice versa and would be for all citizens. This would be a large undertaking by the county.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

ADJOURNMENT

The meeting adjourned at 7:30 p.m.

LAYLA M. WALZ, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk

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