

**MINUTES OF WELLS CITY COUNCIL  
MEETING OF SEPTEMBER 13, 2022**

**CALL TO ORDER**

Date: Tuesday, September 13, 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: Robert Woolsey, Vice-Mayor

**ROLL CALL**

Present: Robert Woolsey, Vice-Mayor  
Laura Moore-DelRio, Councilwoman  
Chris Micheli, Councilman

Absent: Layla M. Walz, Mayor  
Jonathan Goolsby, Councilman

Quorum: Yes

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

**PLEDGE OF ALLEGIANCE**

Vice-Mayor Woolsey led everyone in the Pledge of Allegiance.

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

Micheli made a motion to approve the meeting minutes dated August 23, 2022. DelRio provided the second and motion passed unanimously.

**CITIZENS TO ADDRESS THE COUNCIL**

There were none.

**PRESENTATION BY SOUTHWEST GAS ON NATURAL GAS EXPANSION TO  
WELLS AND OTHER MATTERS RELATED THERETO**

Mackenna Velez, energy advisor for Southwest Gas was at the meeting. Velez serves the Northeastern Nevada region from Winnemucca east. Velez wanted to discuss Southwest Gas bringing natural gas to Wells. Southwest Gas has 2.1 million customers in portions of Arizona, California and Nevada and is the largest distributor of natural gas in Arizona and Nevada. Senate Bill 151 would provide legislative policy support for expansion of natural gas infrastructure to support economic development opportunities. Southwest Gas will propose SB151 submission to the Public Utilities Commission of Nevada (PUCN). This could take six to nine months to review and/or approve. Southwest Gas has done two expansion projects; one in Mesquite and one in Spring Creek.

Southwest Gas is currently gauging customer interest in Wells to see if the residents want natural gas. An economic feasibility study will be done to see what economic benefits there would be bringing natural gas to the Wells area. An environmental assessment would also be done then an application would be filed with the PUCN. Should the PUCN approve the Wells expansion project, the post application approval process is next with permits and easements. The plan is to go off the Ruby pipeline which is about thirty miles north. A QR code is available to scan that will take you to the interest form and is what is needed for customers interested in getting natural gas in Wells. The link that the QR code takes you to was put on the City Facebook page. Tilley will also have it available at the counter in the front office of city hall for customers when they come in.

Southwest Gas attended the Wells Fun Run and is planning on going door to door on October 17<sup>th</sup> to reach out to customers on bringing natural gas to Wells. Velez stated they have identified three hundred residents that are able to get gas as well as 75 or 80 commercial addresses. Letters of support for natural gas have been written from the City of Wells, NNRDA and Pine West Development. There will also be some direct mail going out. Southwest gas has only received thirty responses through the link but will need at least 20% and would like to receive 100 to 150 responses.

Velez was asked what the timeframe would be to get natural gas to Wells. It would be three to four years before it would be fully complete. There will be thirty miles of high-pressure line put in that could take approximately one year then the distribution line would be run. Velez will give her contact information to Tilley.

## **DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY REVISED CITY OF WELLS PERSONNEL POLICY WITH RECOMMENDED CHANGES FROM THE LAST MEETING**

Neal Freitas, the member representative from Pool/Pact was on the phone to answer any questions anyone may have. One of the questions Mayor Walz had at the last meeting was why NRS was referenced so often in our policy. A lot of it is procedural and because NRS changes so often, it is easier to reference NRS rather than interpreting NRS in our policy and won't have to be changed every time NRS changes. On the CIO and EEO references, these will be changed to city manager unless the council wants something different. Tilley took out Juneteenth and Christmas Eve as days off and changed the wording that any legal holidays declared by the Nevada State Assembly will

be observed. There is also a change on the holidays and employees needing to take two hours of vacation on holidays for those working the 4 – 10 compressed work schedule. If employees were still required to take two hours of vacation for each holiday, that would be twenty-four hours of vacation used by employees to take for the twelve holidays.

The City of Elko's policy was looked at as far as what they are doing regarding sick leave and vacation. There was a lot of concern at the last meeting about liability. Some of the numbers have changed. Hours will be capped on both vacation and sick leave. Up to 960 hours of sick leave will be accrued but the payout would be capped depending on the length of years of service. Nursing infant was changed to two years old. Unpaid suspensions for performance issues are made in full work week increments for salary employees and there are only two on staff currently that are paid in weekly increments.

Woolsey thought we should wait for a full council before approving the policy. Micheli stated he is happy with it the way it is with the changes made as he may not be at the next meeting. DelRio did ask how the change on sick leave would affect those employees who have been here long term. Nance added it would be capped at 280 hours and no more would be accumulated once the cap was reached. There are a few that might be over and need to either pay them out or have them use it by the end of the year

#### **DISCUSSION AND POSSIBLE ACTION ON RESPONSE TO A LETTER FROM THE CANNABIS COMPLIANCE BOARD DATED SEPTEMBER 1, 2022 TO DECLARE THE CITY'S INTENT TO PARTICIPATE IN OR OPT OUT OF THE CCB 2022 CANNABIS CONSUMPTION LOUNGE LICENSING ROUND**

Tilley received a letter dated September 1, 2022 wanting to know whether the city would allow a cannabis consumption lounge sometime in the future. A response was needed by September 9<sup>th</sup> and Tilley emailed them that council would not meet until the 13<sup>th</sup>. Woolsey would like to get Goolsby's input on this as to whether it has had any affect on law enforcement throughout the state since there are some in the Las Vegas area. There was concern about people leaving this lounge high and impaired. Tilley will email them to inform them more discussion and research is needed and more information on what takes place at a lounge. Tilley will contact the CCB and see if they can do a presentation, so we know what is involved. Citizen Mike Speir thinks this will bring the wrong elements to town and people prey on communities like Wells.

#### **DISCUSSION AND POSSIBLE ACTION TO CHANGE CITY HALL AND PUBLIC WORKS STAFF WORK SCHEDULE TO A FOUR – TEN WORK SCHEDULE INDEFINITELY**

Tilley began that back in April, the new 4/10 work schedule was going to be done on a trial basis until the end of September. This schedule has been popular with staff. The Senior Center, golf course and the Swimming Pool will stay on their regular schedule and the 4/10 schedule will only be for city hall and public works. DelRio feels this gives more time for families to spend time together. DelRio made a motion to approve the city

hall and public works staff for a 4 – 10 work schedule indefinitely. Micheli provided the second and the motion passed unanimously.

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

Micheli made a motion to approve the Warrant Register dated August 25, 2022 through September 13, 2022 in the amount of \$88,567.09. DelRio provided the second and motion passed unanimously. Micheli made a motion to approve the check register dated August 1, 2022 through August 31, 2022 in the amount of \$36,870.81. DelRio provided the second and motion passed unanimously.

### **COUNCILMEN'S REPORTS**

There were none.

### **STAFF REPORTS**

Tilley reported that the airport project is about  $\frac{3}{4}$  of the way done and should be done by the end of the month. The runway was closed for about a week and a half but is back open now.

Additional grant funding was received for the new senior center and now waiting on MGM to get an UEI number that CDBG requires. MGM hopes to have this next week. Once that number is received, work will begin.

Tilley was at the golf course visiting with Cameron and noticed how great the golf course looks. The grounds crew is doing a fantastic job.

Nance mentioned the auditors have been here the last couple of weeks and will be here a couple more days before they wrap up.

Pengelly wanted to thank the office staff for all the help getting the remote reads up and running. There was a lot of information that was required to be put in the system to get the new remote read meters to work.

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

Quinn wanted to know regarding the new nuisance law, if a citizen wants to make a complaint, will the city provide a standard form to fill out. Tilley stated it can be written on any piece of paper and staff could do a form if needed. The address and the type of complaint would be information that would be needed.

### **ADJOURNMENT**

The meeting adjourned at 7:51 p.m.

Minutes of Wells City Council  
Meeting of September 13, 2022

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**ROBERT WOOLSEY, Vice-Mayor**

ATTEST:

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**SAMANTHA NANCE, City Clerk**