



GARY POLLOCK, Mayor
JONATHAN GOOLSBY, Vice-Mayor
LAURA MOORE DELRIO, Councilwoman
CHRIS MICHELI, Councilman
CR "BETH" SAVEDRA, Councilwoman

JASON PENGELLY, City Manager
SAMANTHA NANCE, City Clerk
PATTI ZANDER, Deputy Clerk

PUBLIC MEETING NOTICE
Of the
CITY OF WELLS BOARD OF COUNCILMEN

The Board of Council of the City of Wells, County of Elko, State of Nevada, will meet in regular session on Tuesday, June 27, 2023, in the Council Chambers of Wells City Hall, 525 Sixth Street, Wells, Nevada
Beginning at 7:00 P.M.

Attached with this Notice is the agenda for said meeting of the Board.

This Notice and Agenda is posted pursuant to N.R.S. 241.020 as amended by the 2013 Legislature. This Notice and Agenda has been posted on or before 9:00 A.M. on the third working day before the meeting at the following locations:

WELLS CITY HALL, 525 Sixth Street, Wells, Nevada
WELLS FIRE STATION, 516 Seventh Street, Wells, Nevada
WELLS POST OFFICE, 201 Castle Street, Wells, Nevada
WELLS RURAL ELECTRIC COMPANY, 1451 Humboldt Avenue, Wells, Nevada
SILVER SAGE SENIOR CITIZEN CENTER, 213 First Street, Wells, Nevada
ROY'S MARKET, 647 Humboldt Avenue, Wells, Nevada

Supporting materials for this meeting may be reviewed at the office of the City Clerk, Wells City Hall, 525 Sixth Street, Wells, Nevada.

This institution is an equal opportunity provider and employer.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office or call (866) 632-9992 to request the form. You may also write a letter containing all the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, and 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

NOTICE TO PERSONS WITH DISABILITIES

Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the City Manager, City of Wells, in writing at P.O. Box 366, 525 Sixth Street, Wells, Nevada 89835-0366, or by calling 775-752-3355 at least two (2) days in advance so that arrangements may be made.

A handwritten signature in black ink, appearing to read "Jason Pengelly", is written over a horizontal line.

Jason Pengelly, City Manager

TEL 775.752.3355

FAX 775.752.3419

finance@cityofwellsnv.com

MAILING P.O. BOX 366 • WELLS, NEVADA 89835 PHYSICAL 525 6TH STREET • WELLS, NEVADA 89835

The City of Wells is an equal opportunity employer

**AGENDA
REGULAR MEETING
CITY OF WELLS BOARD OF COUNCIL
TUESDAY, JUNE 27, 2023 7:00 P.M.
COUNCIL CHAMBERS, WELLS CITY HALL
525 SIXTH STREET WELLS, NEVADA**

*Breaks and Recess Actions shall be called for at the pleasure of the Board
rather than by agenda schedule.*

Pursuant to N.R.S. 241.020, 6, notice is hereby given that items on the agenda may be taken out of order, that the Board may combine two or more agenda items for consideration, and that the Board may remove an item from the agenda or delay discussion relating to an item on the agenda any time and if the agenda is not completed, to recess the meeting and continue on another specified date and time.

Pursuant to N.R.S. 241.020, 7, any restriction on comments by the general public must be reasonable and may be restricted to the time, place and manner of the comments, but may not restrict comments based on viewpoint.
Citizens will be allowed to make public comment during each agenda item as well as at the formal Citizens to Address the Board of Councilmen agenda item at the beginning of the meeting.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of minutes of previous meeting(s) **FOR POSSIBLE ACTION**

DELEGATION:

5. Citizens to address the Council

Pursuant to N.R.S. 241.020,2 (c) (3), this time is devoted to comments by the general public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item

NEW BUSINESS:

6. Presentation by Nevada Public Agency Insurance POOL and possible action for approval or denial of insurance renewal for Fiscal Year 2023-2024. **FOR POSSIBLE ACTION**
7. Discussion and possible action to approve or deny variance application to allow non-conforming 1995 manufactured home at Tobar Street, Pacific Addition No. 2, Lot 1, Block C. APN # 002-743-001 Layla Murphy. **FOR POSSIBLE ACTION**
8. Discussion and possible action to approve Resolution 23-10, **RESOLUTION TO AUGMENT THE FISCAL YEAR 2022-2023 BUDGET FOR THE CITY OF WELLS. FOR POSSIBLE ACTION**
9. Discussion and possible action to approve Resolution 23-11, **RESOLUTION FINDING THAT IT IS IN THE BEST INTEREST OF THE CITY OF WELLS 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. FOR POSSIBLE ACTION**

10. Discussion and possible action to approve Resolution 23-12, **RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WELLS, NEVADA PROVIDING FOR THE TRANSFER OF THE CITY'S 2023 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED THERETO. FOR POSSIBLE ACTION**

11. Claims Committee Report and possible action to approve financial statement.
FOR POSSIBLE ACTION

12. Councilmen's Report

This time is devoted to comments by Board members for general information or update Purposes and may include reports of involvement in liaison actives/meetings with matter raised under this item of the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item.

13. Staff reports

This time is devoted to comments by city Staff for general information or update purposes. No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a successive agenda and identified to be action item.

14. Citizens to address the Council

Pursuant to N.R.S. 241.020,2 (c) (3), this time is devoted to comments by the general public, if any, and discussion of those comments. No action may be taken upon a matters raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item.

15. Adjournment

**MINUTES OF WELLS CITY COUNCIL
MEETING OF JUNE 13, 2023**

CALL TO ORDER

Date: Tuesday, June 13, 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
CR Beth Savedra, Councilwoman

Absent: None

Quorum: Yes

Staff Present: Samantha Nance, City Clerk
Jason Pengelly, City Manager
Patti Zander, Deputy Clerk

PLEDGE OF ALLEGIANCE

Mayor Pollock led everyone in the Pledge of Allegiance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Savedra made a motion to approve meeting minutes dated May 23, 2023. Micheli provided the second and motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY LIQUOR
LICENSE FOR TA OPERATING NEVADA LLC, dba ALAMO CASINO AT
WELLS PETRO**

Minutes of Wells City Council
Meeting of June 13, 2023

Lieutenant Doug Fisher began that the investigation has been concluded and the recommendation is to move forward with issuing the liquor license. Savedra made a motion to approve the liquor license for TA Operating Nevada LLC, dba Alamo Casino at Wells Petro. Goolsby provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO GRANT OR DENY APPLICATION FOR BROTHEL LICENSE TO DAVID ARMSTRONG TO PURCHASE BELLA'S HACIENDA RANCH

Fisher stated this investigation is ongoing because Armstrong is missing some documents that are required to complete the investigation. Fisher has been in contact with Armstrong and Armstrong is aware all the required documents have not been provided. Fisher recommended this item be tabled and be revisited at the July 25, 2023 meeting which should allow time for all documents to be provided and complete the investigation. Savedra made a motion to table the application for a brothel license to David Armstrong. DelRio provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE CONTRACT WITH INTERMOUNTAIN HEALTH FOR HEALTHCARE SERVICES FOR THE CITY OF WELLS

City Manager Pengelly had Tim Lovell on the phone to answer any questions anyone may have regarding the contract. Savedra stated she saw nothing wrong with the contract and wanted to move forward with the contract. None of the other council members had any issues with the contract as well. Lovell stated there are a couple of other reviews that need to be made on the contract but doesn't think anything will change. Something that Lovell discussed but wasn't included in the contract was regarding property tax and if the property tax is levied. That would be another request that the city pick up or just not levy the property tax if the city levies property taxes. Nance mentioned that is done with the golf course but will have to call the county and check on this.

Pollock stated this is the first step in the process and has to go through legal but this is the city's proclamation that everyone is in favor and ready to move forward. Savedra asked Lovell when the contract would be done with the reviews. Lovell thought the reviews should be done in the next week or two. There is a review with one of the committees tomorrow which is the major outstanding one and one other review this week. Lovell thought he should hear the outcomes of those reviews by the end of the month. Lovell has already started the due diligence so should hopefully have an opening date by the middle of July. This will be back on the agenda for the July 11th meeting. Goolsby made a motion to approve the contract with Intermountain Health for healthcare services for the City of Wells. DelRio provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 23-09, RESOLUTION APPROVING TRANSFERS FROM CERTAIN CITY FUNDS TO OTHER FUNDS DURING THE FISCAL YEAR

Nance stated this is a resolution that is approved every year and is something the auditors require. Goolsby made a motion to approve Resolution 23-09, a resolution approving transfers from certain city funds to other funds during the fiscal year. DelRio provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE FEDERAL PROCUREMENT POLICY

Pengelly stated that the City of Wells has never had this policy before on any federal funding the city receives. Due to the amount of ARPA funds received during COVID, this guideline should have been followed. The city received an audit violation due to not having this policy in place. Nance added that there were a lot of entities that did not have this policy in place and were following the state policy. To correct this audit violation, the correction was to create a policy. Goolsby made a motion to adopt the new federal procurement policy for the City of Wells. Savedra provided the second and motion passed unanimously.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Goolsby made a motion to approve the Warrant Register dated May 25, 2023 through June 13, 2023 in the amount of \$207,577.00. Micheli provided the second and motion passed unanimously. Goolsby made a motion to approve the check register dated May 1, 2023 through May 31, 2023 in the amount of \$42,377.99. Micheli provided the second and motion passed unanimously.

COUNCILMEN'S REPORTS

Savedra stated she attended the NNRDA meeting on May 24th. A letter of support was requested seeking funding to bolster the airport. A letter of support was sent from the City of Wells. Sheldon Mudd asked Savedra to give an update on what is happening in Wells. Savedra told them the city is hoping to get more money to finish the new senior center, the new Maverik is going in as well as working on getting healthcare back in Wells. There will be another meeting this month. Mudd had come to Wells looking at the H.E.A.R.T. building for a bottle factory but it went to Caldwell, Idaho. Mudd is still working on bringing business to Wells. On May 30th, Savedra attended the capital improvement committee meeting for Elko County School District. This meeting was held before AB519 passed which will help Owyhee get a new school. Savedra talked about how the Wells High School is the oldest school in Elko County. Brooke Ballard also talked about how it is the oldest school and how when it rains or snows then melts, the kids must haul buckets of water out of the school. With the new school board, Savedra thinks they are aware of the condition of Wells High School and that something needs to be done. Savedra added that AB519 did pass but was not sure of the amount that passed. Pengelly added that it went to the County Commissioners to decide whether it would be \$.01 or \$.25 for every \$100 of assessed value on property and the commissioners voted for the \$.01. If that decision had not been made by the County

Commissioners, the State would have made the decision and would have gone for the \$.25. The Commissioners opposed the whole thing and didn't think the State of Nevada can tell Elko County what they will pay. Pengelly called the commissioners and told them this is a lot of money for the citizens of Wells. The commissioners agreed and one commissioner voted against this. Savedra also attended the Nevada League of Cities retreat held in Ely, Nevada. The Mayor of Ely has done a lot for his town and there is so much more to Ely. There will be a conference in August Savedra would like to attend and hopes Pollock can attend.

Goolsby mentioned the Wells Family Resource golf scramble will be held on June 24th. Goolsby added that even if you don't golf, go support the resource center by buying a ticket and having a meal.

Pollock is glad to see some of the roads being repaired.

STAFF REPORTS

Pengelly stated that the City of Wells hosted the CDBG training last week which is required to be taken once a year for the next grant cycle. The following day was spent conducting a CDBG audit on all the grants over the years and making sure all required documents were in the files. CDBG was impressed with the recent files.

A letter was received regarding Governor Lombardo signing AB140 amending NRS 236.015 to add Juneteenth as a legal state holiday in Nevada. This act is effective immediately and requires all state, county and city offices, courts, public schools in the Nevada System of Higher Education to close on June 19th of each year. When the state declares a holiday, their guidelines need to be followed.

Savedra added that she also attended the Elko County Recreation Board meeting. There was discussion regarding entities that are double and triple dipping asking for funds from several different places. It is not illegal and nothing can be done about it.

CITIZENS TO ADDRESS THE COUNCIL

Cindy Moschetti told the council good job in getting Intermountain Health Care in Wells to staff the clinic. Moschetti also asked what IHC was asking the City of Wells to pay for them to be here. Pollock informed Moschetti that the building would be leased to them for \$1 a year as well as paying utilities. Pollock added that the contract is for two years and after those two years, could be renewed for another three years. Pollock continued that citizens need to embrace telehealth and hopefully there will be enough business to support them to continue staffing the clinic. IHC has a lot of resources available. Pollock continued that because of the relationship with Med X, IHC created a new pilot project to come to Wells and don't usually cover cities as small as Wells. The citizens of Wells need to make this work. A doctor will be at the clinic once a month and if needed, will be here more. Pengelly stated IHC asked for a list of doctors that have staffed the clinic previously. Pharmacy needs were addressed by a citizen. Pollock stated that there

would be limited medication available and that three days' worth could be provided to allow time to go to the pharmacy to fill a prescription or to use their mail order pharmacy. Pengelly also mentioned that the Mayor of Wendover called wanting the contact information for IHC. Wendover wants to talk to them about possibly servicing Wendover.

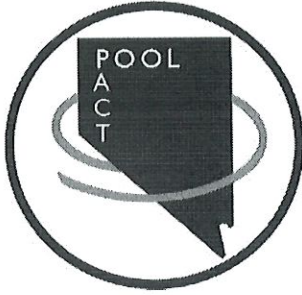
ADJOURNMENT

The meeting was adjourned at 7:49 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk



Nevada Public Agency Insurance Pool
201 S. Roop Street, Suite 102
Carson City, NV 89701-4779
Toll Free Phone (877) 883-7665
Telephone (775) 885-7475
Facsimile (775) 883-7398

MEMORANDUM

DATE: May 1, 2023 **Sent VIA Email**

TO: Jason Pengelly
Wells, City of
citymanager@cityofwells.com

FROM: Wayne Carlson, MBA, CPCU, ARM
Executive Director

RE: POOL Renewal Proposal Presentation

We are planning our June renewal presentation schedule and would appreciate your scheduling the following item on your **JUNE** agenda. Stephen Romero, Marshall Smith, Jarrod Hickman, Alan Kalt or I will present the renewal in conjunction with your local agent. Due to multiple board meetings on some days, scheduling us at or near the requested time will facilitate travel between meeting locations. **If your meeting will be held virtually, please send us the meeting information and time slot.** Your cooperation is appreciated.

DATE: 6/27/2023 Time: 7:00:00 PM

The requested item should be listed as an action item and worded similar to the following:

Action Item: Acceptance of renewal proposal from Nevada Public Agency Insurance Pool (POOL) and approval for payment from fiscal year 2023 - 2024 funds.

Please confirm the meeting date and time by emailing your response to jenniferturner@poolpact.com. **I need a response as soon as possible.** Because renewal program presentation materials are still being prepared, your board packet information may be delayed. We appreciate your understanding and will get them to you as soon as we can. If you should have any questions, feel free to call our office. Thanks for your assistance.

E-Mail to jenniferturner@poolpact.com; waynecarlson@poolpact.com

RE: Board Meeting Schedule

- The item will be placed on the agenda as requested
- Please note these changes: _____
- _____
- _____

Applicant Layla Murphy

File No. 1.177741

Filing Fee Received \$ 50.00

HEARING DATES:

Planning Commission _____

City Council June 27th, 2023
13

APPLICATION FOR () SPECIAL PERMIT VARIANCE
WELLS CITY ORDINANCE 110, CHAPTER 6

TO THE PLANNING COMMISSION AND BOARD OF COUNCILMEN OF THE
CITY OF WELLS, NEVADA

1. The legal owner (s) of said property being petitioned for change is/are: _____
Layla Murphy

2. Legally describe property being petitioned for change: (give exact legal description including Lot, Block, Tract, etc. If more space is needed than has been provided, please put complete description on an additional sheet of paper and attach same to this application.)
PACIFIC ADDITION NO 2 Lot 1 Block C

3. Applicant acquired title to such property on (Date) 7/3/2007

4. The property is situated (give street address or exterior boundaries of area petitioned for change by streets, alleys, property lines, etc.) _____
TBD Tobar St

5. A detailed site plan of the property involved showing the location of all existing and proposed buildings and showing plans and descriptions of the proposed use of the property with ground plans and elevations for the proposed buildings is attached hereto and made a part of this petition.

6. Applicant(s) has/have the ability and intention to utilize said Special Permit within 185 days from the date of final approval and the applicant(s) understands that this Special Permit, if granted, can become null and void and of no effect by action of the Board of Councilmen or by the City Administrator as per section 601(e) of the zoning ordinance.

7. When a Special Permit is granted, subject to conditions, such Special Permit does not become effective until such time as those conditions have been met.

8. Current Zoning R1

9. Provisions of zoning ordinance from which property is sought to be excepted are:
The manufactred home we would like to purchase is more than 5 years old.

10. Explain, in detail, the type of use which will be made on this property. If it is a commercial, industrial or public, quasi-public use, include an explanation of the intended operation.
We would like to place a manufactred home on a foundation on the property for my daughter and her family to live

11. Is the proposed site adequate in size and topographic characteristics to accommodate the Special Permit? Explain. Yes

12. Describe, in detail, the method to be used in development as it may pertain to earth fill or excavation, flood provisions, drainage, terracing or other unusual features. _____

13. In accordance with the zoning ordinance, construction will be commenced within 185 days, or the extension thereof. Is there any reason foreseen which would require an extension?
No

14. Describe the site, including storm drainage, soil conditions, erosion, susceptibility, general topography, other distinguishing characteristics and any other features which may affect the use of the property. _____

15. (a) Will the use entail the use of vehicles? No

(b) Number and type: _____

16. What provisions have been made for the elimination of any traffic problems or hazards resulting from increased traffic? N/A

17. (a) Is there sufficient off-street parking available on the site to meet the parking needs?
Yes

(b) Explanation:

18. (a) If a sign is to be erected, give the dimensions of the sign and the type of the sign.
N/A

19. (a) Will there be any outside storage of goods, materials or equipment at the site?
No

(b) Give a detailed explanation of this type of storage. _____

20. (a) Will there be any accessory building structures whose uses are associated with the general use on the site? _____

(b) Explanation: _____

21. Will the proposed use be utilized for telephone and mailing purposes only?
No

22. A non-refundable filing fee of \$50.00 + \$3.00 per dwelling unit as per section 602 (2) of zoning ordinance must accompany this application. The applicant assumes responsibility of paying publication costs. ("Notice of Public Hearing")

23. This application must be filed in the Office of the City Clerk of the City of Wells, 525 Sixth Street, Wells, Nevada

24. This Application will be referred to the Planning Commission of the City of Wells and a public hearing will be held on such application by such Commission.

25. The Planning Commission will then make a recommendation to the Board of Councilmen and a public hearing on the application will be held by the Board of Councilmen.

26. If the Board of Councilmen approves the application, it shall issue a Special Permit setting forth all conditions and requirements covering such use and shall make the approved site plan a part of the record of the case.

27. If the Board of Councilmen denies the permit, notice of the denial, including reasons therefor, shall be mailed to the applicant(s) at the address shown on said application.

Applicant's Name Layla Murphy

Applicant's Phone Number: Home _____

Business 775-752-1581

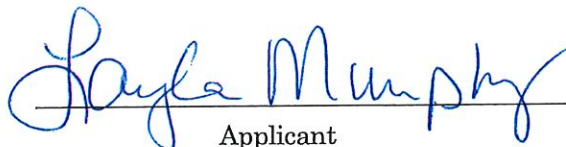
Cell 775-275-0478

Applicant's Mailing Address PO Box 813 Wells, NV 89835

Applicant's Physical Address 264 Humboldt Ave

Wells, NV 89835

I, the Applicant(s) (or an authorized agent or employer of Applicant) being first duly sworn deposes and says that all of the above statements contained in the document submitted herewith are true and as to those matters stated on information and belief, I believe the same to be true.

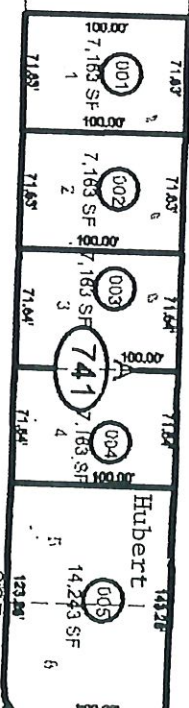

Applicant



CITY OF WELLS PACIFIC ADDITION #2

IN
S1/2 SECTION 9, T. 37 N., R. 62 E., M.D.B. & M.

SEE
WELLS CITY
MAP
002-740

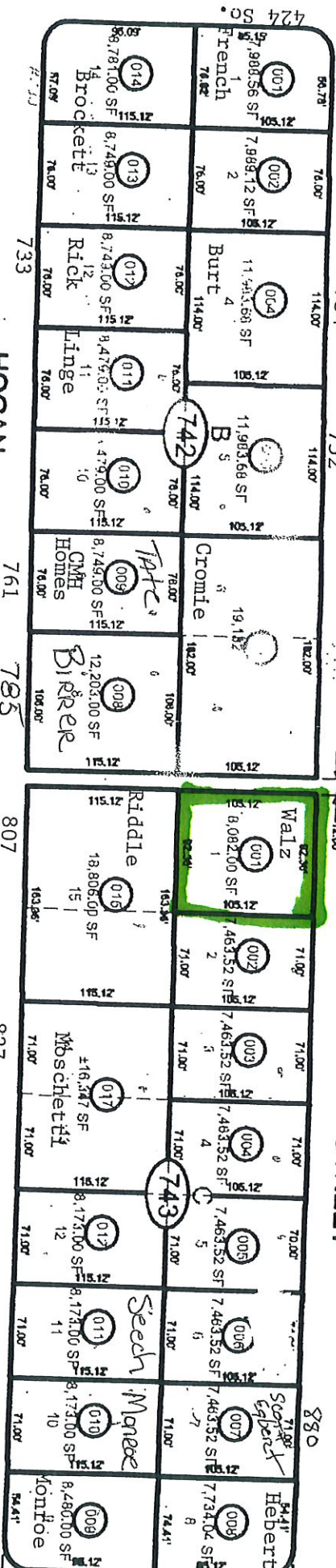


STREET

TOBAR

AVENUE

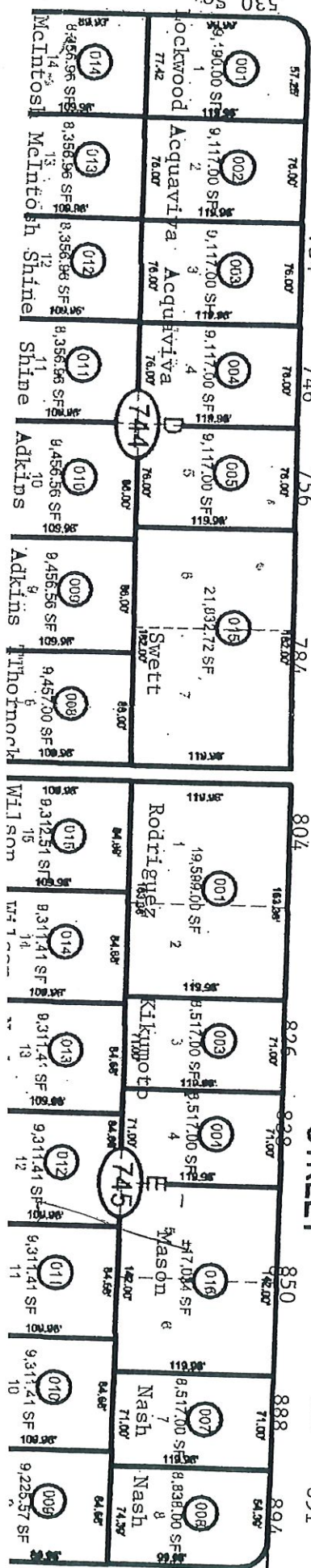
SEE
WELLS CITY
MAP
002-740



HOGAN

STREET

SHOSHONE



SHINE

STREET

SEE
WELLS CITY
MAP
002-740

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of Wells BOARD OF COUNCIL on Tuesday June 13, at 7:00 p.m. in the council chambers of Wells City Hall, 525 Sixth Street, Wells, Nevada, to make a final action on this application.

Application for variance to allow non-conforming manufactured home (1995 manufactured home): Tobar Street, Pacific Addition No. 2 Lot 1 Block C

APN # 002-743-001 Layla Murphy

Any interested parties are invited to come to this meeting to give their views. Written comments may also be submitted to the Clerk's Office at 525 Sixth Street or P.O. Box 366, Wells, NV 89835-0366. If you have any questions, please call 775-752-3355.
Samantha Nance, City Clerk



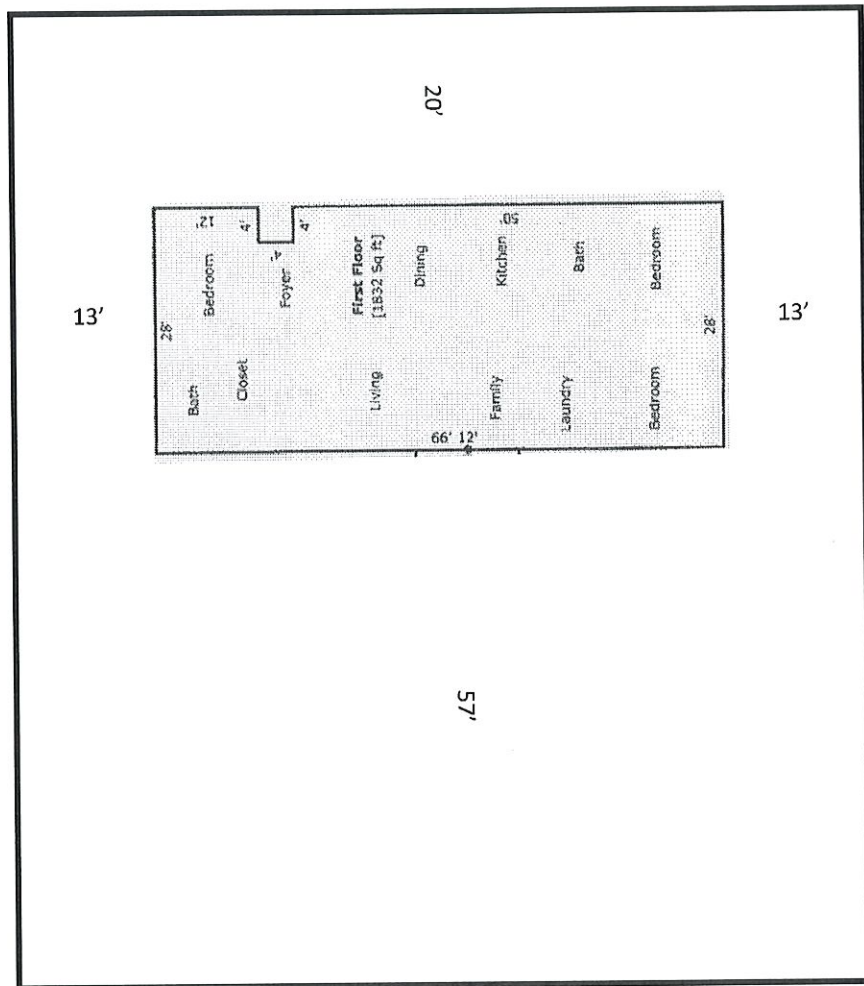
10-7-19: DEVELOPMENT STANDARDS FOR FACTORY BUILT HOMES AND MANUFACTURED HOMES:

The use of a factory built or manufactured home as a permanent residential dwelling on an individual lot shall be permitted in any zoning district of the chapter which permits installation of a single-family site built dwelling, provided the following standards are met:

- A. Is multisection and at least twenty feet (20') wide.
- B. Has a minimum floor area of one thousand (1,000) square feet.
- C. The factory built or manufactured home shall be built or manufactured within the five (5) years immediately preceding the date on which it is affixed to the residential lot.
- D. Has roofing materials which are generally acceptable for site built housing. Any roofing materials may be used provided it has the appearance of a nonmetallic shingle, shake or tile roof. Roofs shall also have a minimum slope of twenty five percent (25%) (3:12) and overhanging eaves.
- E. Has siding materials which are generally acceptable for site built housing. Any siding materials may be used provided it has the appearance of wood, masonry or horizontal metal siding. Reflection from horizontal metal siding shall be no greater than that from siding coated with white, gloss enamel.
- F. Has a foundation of concrete or other material allowed by the uniform building code for site built homes which is aesthetically compatible with the factory built or manufactured home having the appearance of site built construction. This means the fascia shall be an extension of the siding or be of materials having the appearance of site built foundations such as brick, concrete or concrete block.
- G. Is permanently affixed to a permanent foundation. Footings shall be of poured masonry extending twenty four inches (24") below grade.
- H. Has a crawl space with the following minimum measurements: 1) eighteen inches (18") of clearance; 2) twelve inches (12") of clearance under beams; and 3) an eighteen inch by twenty four inch (18" x 24") door.
- I. Complies with all applicable lot size, setback, and other requirements of the zoning district in which it is to be located.
- J. Provides one off street parking space and shall be improved with such material to provide a durable and dust free surface.
- K. Provides right of way improvements in the same manner as site built construction, in accordance with city policy.
- L. Manufactured or factory built home, owners or purchasers shall own or be purchasing the land upon which their home is to be placed. The owner or purchaser shall record with the county recorder the appropriate document declaring the factory built or manufactured home as real property. These requirements shall not apply within any duly approved mobile home park.

- M. Factory built or manufactured homes shall be provided with smoke detectors as required in the uniform building code, section 1210, "Smoke Detectors And Sprinkler Systems", before final inspection and occupancy. Smoke detectors required in addition to those provided for in the department of housing and urban development, part 3280 of 24 CFR, "Manufactured Home Construction And Safety Standards", may be of the battery operated type.
- N. Manufactured homes not meeting standards in subsection B, F or M of this section shall only be allowed in mobile home parks or other areas zoned for mobile homes and manufactured homes.
- O. The city council, as part of the special use permit process, pursuant to section [10-3-2](#) of this title, and where just cause or circumstance warrants, may vary or modify the development standards and requirements of this section. (Ord. 206, 3-9-2004)

92.36'



105.12'

57'

RESOLUTION 23-10

RESOLUTION TO AUGMENT THE FISCAL YEAR 2022-2023 BUDGET

OF THE CITY OF WELLS

WHEREAS, total available resources of the General Fund, City of Wells were budgeted to be \$4,358,805 on June 30, 2023; and

WHEREAS, the total required resources are now determined to be \$4,557,805.

WHEREAS, said additional unanticipated resources are as follows:

90404010	Ad Valorem	\$16,000
90404130	Building Permit	\$67,000
90404400	Airport Gasoline Sales	\$95,000
90404500	Other Income	\$10,000
	Total	\$188,000

WHEREAS, there is a need to apply excess proceeds to the General Fund-Administration as follows:

90516010	Salaries	\$11,000
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WHEREAS, there is a need to apply excess proceeds to the General Fund-Airport as follows:

90576100	Airport Gas Sales	\$100,900
90576400	Repairs	\$6,000

WHEREAS, there is a need to apply excess proceeds to the General Fund-Judicial as follows:

90586090	Accounting	\$1,200
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WHEREAS, there is a need to apply excess proceeds to the General Fund-Streets as follows:

90566814	EDA Woodhills Match	\$50,400
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WHEREAS, there is a need to apply excess proceeds to the General Fund-Community Support for the Senior Center of \$18,500 as follows:

90597200	Operating Transfers OUT	\$18,500
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WHEREAS, total available resources of the Recreation Fund, City of Wells were budgeted to be \$887,201 on June 30, 2023; and

WHEREAS, the total required resources are now determined to be \$971,401.

WHEREAS, said additional unanticipated resources are as follows:

30404020	Room Tax	\$84,200
----------	----------	----------

WHEREAS, there is a need to apply excess proceeds to the Recreation Fund-Golf Course of \$30,000 as follows:

30606615	Pro-Shop	\$20,000
30606510	Golf Course-Propane	\$8,000
30606650	Golf Course-Sprinklers	\$2,000

WHEREAS, there is a need to apply excess proceeds to the Recreation Fund-Swimming Pool of \$53,000 as follows:

30626750	Utilities-Propane	\$53,000
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WHEREAS, there is a need to apply excess proceeds to the Recreation Fund-Trap Range of \$1,200 as follows:

30646740	Utilities-Electricity	\$1,200
----------	-----------------------	---------

Now, therefore, it is hereby RESOLVED, that the City of Wells shall augment its 2022-2023 Budget by appropriating \$372,000 for use in the above funds.

A detailed schedule is attached to this Resolution and by reference is made a part thereof.

IT IS FURTHER RESOLVED that the City Clerk shall forward the necessary documents to the Department of Taxation, State of Nevada.

PASSED, ADOPTED, AND APPROVED the 27th of June 2023

AYES:

NAYS:

Absent:

By:

ATTEST:

Gary Pollock, Mayor

REVENUES	FINAL BUDGET	REVISIONS	REVISED REVENUE RESOURCES
	-		-
	-		-
SUBTOTAL REVENUE ALL SOURCES	2,377,188.00	188,000.00	2,565,188.00
OTHER FINANCING SOURCES	-		-
Operating Transfers in (Sch T)	-		-
Proceeds of Long-Term Debt	-		-
Other	-		-
SUBTOTAL OTHER FINANCING SOURCES	-	-	-
BEGINNING FUND BALANCE			
Reserved			
Unreserved	1,981,617.00	-	1,981,617.00
TOTAL BEGINNING FUND BALANCE	1,981,617.00	-	1,981,617.00
Prior Period Adjustments	-		
Residual Equity Transfers	-		
TOTAL AVAILABLE RESOURCES	4,358,805.00	188,000.00	4,546,805.00

(Local Government)
Schedule B - _____ General _____ Fund
REVISED REVENUE SCHEDULE

EXPENDITURE BY FUNCTION AND ACTIVITY	FINAL BUDGET	REVISIONS	REVISED EXPENDITURES
SUBTOTAL EXPENDITURES	1,933,254.00	169,500.00	2,102,754.00
OTHER USES	-		
Contingency (not to exceed 3% of total expenditures)	60,000.00		
Operating Transfers Out	280,000.00	18,500.00	298,500.00
	-		
TOTAL EXPENDITURES AND OTHER USES	2,273,254.00	188,000.00	2,461,254.00
ENDING FUND BALANCE			
Reserved			
Unreserved	2,085,551.00	-	2,085,551.00
TOTAL ENDING FUND BALANCE	2,085,551.00	-	2,085,551.00
Prior Period Adjustments	-		
Residual Equity Transfers	-		
TOTAL FUND COMMITMENTS AND FUND BALANCE	4,358,805.00	188,000.00	4,546,805.00

(Local Government)
Schedule B - General Fund-All Functions

REVENUES	FINAL BUDGET	REVISIONS	REVISED REVENUE RESOURCES
	-		-
	-		-
SUBTOTAL REVENUE ALL SOURCES	469,150.00	84,200.00	553,350.00
OTHER FINANCING SOURCES	-		-
Operating Transfers in (Sch T)	155,000.00		155,000.00
Proceeds of Long-Term Debt	-		-
Other	-		-
SUBTOTAL OTHER FINANCING SOURCES	155,000.00	-	155,000.00
BEGINNING FUND BALANCE			
Reserved			
Unreserved	263,051.00	-	263,051.00
TOTAL BEGINNING FUND BALANCE	263,051.00	-	263,051.00
Prior Period Adjustments	-		
Residual Equity Transfers	-		
TOTAL AVAILABLE RESOURCES	887,201.00	84,200.00	971,401.00

(Local Government)
Schedule B - 11 Recreation
REVISED REVENUE SCHEDULE

EXPENDITURE BY FUNCTION AND ACTIVITY	FINAL BUDGET	REVISIONS	REVISED EXPENDITURES
Services & Supplies (Golf Course)	176,773.00	30,000.00	206,773.00
Services & Supplies (Pool)	70,850.00	53,000.00	123,850.00
Trap Range Services & Supplies	1,900.00	1,200.00	3,100.00

(Local Government)
Schedule B - 11 Recreation

REVENUES	FINAL BUDGET	REVISIONS	REVISED REVENUE RESOURCES
	-		-
	-		-
SUBTOTAL REVENUE ALL SOURCES	197,124.00	-	197,124.00
OTHER FINANCING SOURCES	-		-
Operating Transfers in (Sch T)	25,000.00	18,500.00	43,500.00
Proceeds of Long-Term Debt	-		-
Other	-		-
SUBTOTAL OTHER FINANCING SOURCES	25,000.00	18,500.00	43,500.00
BEGINNING FUND BALANCE			
Reserved			
Unreserved	214,597.00	-	214,597.00
TOTAL BEGINNING FUND BALANCE	214,597.00	-	214,597.00
Prior Period Adjustments	-		
Residual Equity Transfers	-		
TOTAL AVAILABLE RESOURCES	436,721.00	18,500.00	455,221.00

(Local Government)
Schedule B - 4 Senior Citizens Fund
REVISED REVENUE SCHEDULE

CITY OF WELLS RESOLUTION NO. 23-11

A RESOLUTION FINDING THAT IT IS IN THE BEST INTERESTS 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

WHEREAS, economic development in the City is desirable as defined in NRS 268.063, pursuant to City of Wells Resolution No. 11-27;

WHEREAS, the City has determined that it is in the best interests of the public to dispose of certain real property without offering the property to the public for an agreed upon sale price which is equal to or greater than the fair market value for the buyer to use the property for economic development;

WHEREAS, it is the City's intent to enter into a land sale agreement to dispose of a certain portion of City real property to allow for economic development, specifically APN: 002-820-009 and

WHEREAS, the City has met or will meet all requirements for such disposition as are set forth in NRS 268.063;

NOW, THEREFORE, BE IT RESOLVED as follows:

The City may sell the certain parcels of City real property identified herein without offering the land to the public and for an agreed upon sale price which is equal to the fair market value at the time of this resolution to allow for economic development. A map and related legal description depicting the real property to be sold is attached hereto as **Exhibit 1** and incorporated herein.

Upon introduction by Councilperson _____, and seconded by Councilperson _____, the above described Resolution was duly considered, **PASSED and ADOPTED** by the City Council of the City of Wells on _____, 2023 and signed this ____ day of _____, 2023.

CITY OF WELLS

By: _____
GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk

EXHIBIT 1

PURCHASE PROPERTY

APN: 002-820-009

Section 9, Lot 11, Town 1, Block 37N, Range 62E, of the City of Wells Industrial Park, as shown on the map filed, as File No. 455828 in the office of the County Recorder of Elko County.

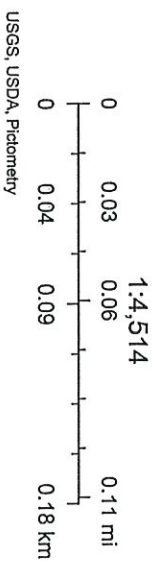
TOGETHER WITH all buildings and improvements thereon.

TOGETHER WITH the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

Elko Parcels



May 31, 2023



RESOLUTION No. 23-12

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WELLS, NEVADA PROVIDING FOR THE TRANSFER OF THE CITY'S 2023 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED THERETO

WHEREAS, pursuant to the provisions of Chapter 348A of the Nevada Revised Statutes ("NRS") and Chapter 348A of the Nevada Administrative Code ("NAC"), there has been allocated to the City of Wells, Elko, Nevada (the "City," "County" and "State," respectively), the amount of \$75,692.76 in tax-exempt private activity bond volume cap for year 2023 (the "2023 Bond Cap"); and

WHEREAS, the Nevada Rural Housing Authority (the "NRHA"), has requested that the City transfer its 2023 Bond Cap to the NRHA for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income ("Single Family Programs"); and

WHEREAS, the City is a local government as defined by NAC 348A.070; and

WHEREAS, Section 348A.180 of the NAC provides a procedure whereby the City may, by resolution, transfer to any other local government located within the same county, all or any portion of its 2023 Bond Cap; and

WHEREAS, pursuant to NRS 315.983(1)(a), the NRHA is an instrumentality, local government and political subdivision of the State; and

WHEREAS, the NRHA is located within the County, pursuant to NRS 315.963, which defines the NRHA's area of operation as "any area of the State which is not included within the corporate limits of a city or town having a population of 150,000 or more."

NOW, THEREFORE, the City Council of the City does hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Transfer of Private Activity Bond Volume Cap. Pursuant to NAC 348A.180, the City hereby transfers its 2023 Bond Cap in the amount of \$75,692.76 to the NRHA for its Single Family Programs.

Section 3. Use of 2023 Bond Cap. The NRHA will use the 2023 Bond Cap for single family purposes in calendar year 2023 or carry forward any remaining amount according to the Internal Revenue Code of 1986, as amended, for such purposes.

Section 4. Representative of City. Pursuant to NAC 348A.180(1), the Director of the State of Nevada Department of Business and Industry (the “Director”) may contact Jason Pengelly, City Manager, City of Wells, regarding this Resolution at (775) 752-3355 or by email at citymanager@cityofwellsnv.com or in writing at P.O. Box 366, Wells, Nevada 89835.

Section 5. Additional Action. The Mayor and Clerk of the City are hereby authorized and directed to take all actions as necessary to effectuate the transfer of the 2023 Bond Cap, and carry out the duties of the City hereunder, including the execution of all certificates pertaining to the transfer as required by NAC Ch. 348A.

Section 6. Direction to the NRHA. The NRHA shall notify the Director in writing as soon as practicable of the occurrence or nonoccurrence of any term or condition that would affect the disposition of the 2023 Bond Cap.

Section 7. Representative of the NRHA. Pursuant to NAC 348A.180(3), the Director may contact Diane Arvizo, Director of Homeownership Programs of the NRHA regarding this Resolution at (775) 886-7900 or by email at diane@nvrural.org or in writing at Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701.

Section 8. Obligation of the City. This Resolution is not to be construed as a pledge of the faith and credit of or by the City, or of any agency, instrumentality, or subdivision of the City. Nothing in this Resolution obligates or authorizes the City to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 9. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2023.

CITY OF WELLS, NEVADA

By _____
Gary Pollock, Mayor

ATTEST:

By _____
Samantha Nance, City Clerk

CERTIFICATE OF TRANSFER OF VOLUME CAP

I, Samantha Nance, am the duly chosen and qualified City Clerk of the City of Wells, Nevada (the "*City*") and in the performance of my duties as City Clerk do hereby certify to the Office of Business Finance and Planning in accordance with Section 348A.260 of the Nevada Administrative Code ("*NAC*"), that the private activity bond volume cap allocated to the City in the amount of \$75,692.76 has been transferred as follows:

\$75,692.76 has been transferred pursuant to NAC 348A.180 from the City, a local government, located in Elko County to the Nevada Rural Housing Authority, a local government, located within Elko County for the purpose of providing a means of financing the costs of single family residential housing that will provide decent, safe and sanitary dwellings at affordable prices for persons of low and moderate income.

This certificate is being filed within five (5) days of the transfer being made in accordance with NAC 348.260.

CITY OF WELLS, NEVADA

By _____
Samantha Nance, City Clerk

cc: Diane Arvizo, Nevada Rural Housing Authority



Nevada Rural Housing's Mission is to promote, provide and finance affordable housing opportunities for all rural Nevadans.

May 31, 2023

Gary Pollock
Mayor, City of Wells
P.O. Box 336
Wells, NV 89835

Re: Request for Private Activity Bond Cap

Dear Mayor Pollock:

Each year, your city transfers all or a portion of its unused Private Activity Bond Cap (PABC) to Nevada Rural Housing Authority (NRH), resulting in our continued success operating Home At Last™, the award-winning, single-family housing program created exclusively for rural homebuyers. Transferring unused PABC to NRH does not obligate the city in any way – it simply provides us with an additional financing tool to ensure we can continue offering affordable homeownership programs like the Mortgage Credit Certificate (MCC), offered exclusively through NRH.

Please accept this letter as our request to schedule this as a consent item (or action item if needed) for the upcoming City Council meeting requested by NRH. A draft of the resolution and transfer certificate required by the State of Nevada is attached for your use in preparing this item for the agenda.

Within five (5) days of approval, please email the executed documents to Diane@NVRural.org and mail the originals to:

Attn: Carrie Foley
State of Nevada, Department of Business & Industry
3300 W. Sahara Ave., Suite 425
Las Vegas, NV 89102

If you have any questions about the transfer or this request, please consult your counsel or NRH's bond counsel, Ryan Bowen at (312) 845-3277.

William L. Brewer
Executive Director

Enclosures: 3 (Report, Resolution, Transfer Certificate)



COMMUNITY PROGRESS REPORT

CITY OF WELLS · 2023

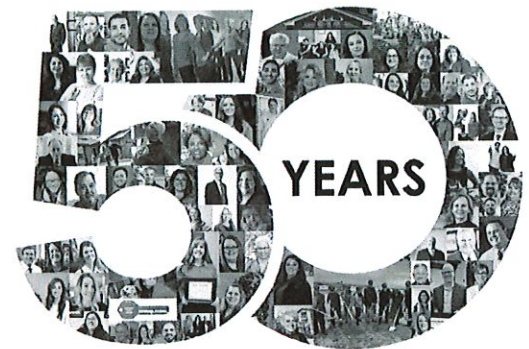




NRH operates under the oversight of a board of commissioners appointed by the Nevada Association of Counties and the Nevada League of Cities and Municipalities, and is defined as an instrumentality, local government and political subdivision of the State of Nevada, exercising public and essential governmental functions. NRH's area of operation is defined as communities with population under 150,000.

While the nuts and bolts of our programs help deliver the tangibles (help with rent, apartment complexes, mortgages and homes), the soul of our programs deliver the true deliverable: hope.

With community partners like you, NRH is proud to have delivered hope to rural Nevadans for 50 years.



PROGRAM POINTS OF INTEREST

Homeownership	\$2.3 BILLION MORTGAGES PROVIDED
Homebuyer Tax Credits	\$38.1 MILLION EST. TAX SAVINGS
Rental Assistance	1,158 FAMILIES ASSISTED ANNUALLY
Community Development	729 UNITS BUILT OR PRESERVED
Weatherization & Home Repair	302 CLIENTS ASSISTED IN 5 RURAL COUNTIES
Real Estate Operations	736 DOORS MANAGED IN 9 COMMUNITIES

"WITHOUT NEVADA RURAL, WE WOULD NOT
BE IN OUR HOME TODAY."
-THE CHRISTY FAMILY



HOMEOWNERSHIP PROGRAMS

GET NEVADANS HOME AT LAST

Our homeownership programs – from mortgage tax credits and down payment assistance, to low-rate mortgage options and homebuyer education – provide unprecedented access to a wider range of affordable credit options, resulting in doors being opened for more rural Nevadans to own a home.

Since 2006, the program has provided \$2.3 billion in mortgages, assisted 10,532 homeowners, provided \$63.6 million in down payment assistance and has delivered \$38.1 million in estimated tax savings to homeowners, which is reinvested in their communities.

A transfer of private activity bond cap to Nevada Rural Housing benefits homebuyers by providing affordable single-family home financing to those who desire to work, live and thrive in rural Nevada.

PROGRAM IMPACT FOR CITY OF WELLS

- \$938,615 IN PRIVATE ACTIVITY BOND CAP TRANSFERS FROM THE CITY TO NRH SINCE 2006
- \$2.7 MILLION IN MORTGAGES PROVIDED TO 17 HOMEBUYERS SINCE 2006
- \$20,000 IN ESTIMATED FEDERAL TAX SAVINGS TO HOMEOWNERS IN THE CITY SINCE 2006
- \$80,567 IN DOWN PAYMENT ASSISTANCE TO HOMEBUYERS IN THE CITY SINCE 2006

SOLUTIONS-DRIVEN PROGRAMS

Home is the nicest word there is.



We know how good home feels, and we're here to help rural Nevadans get there. Whether it's through building, repairing, managing, or helping find and afford housing, our programs aim to deliver the solutions our communities need and deserve.

SERVICE BY THE NUMBERS

- 2/3 OF RENTAL ASSISTANCE RECIPIENTS ARE SENIORS AND PEOPLE WITH DISABILITIES
- 68 CLIENTS HOLD SPECIAL VASH (VETERANS AFFAIRS SUPPORTIVE HOUSING) VOUCHERS
- 83% OF RENTAL-ASSISTED HOUSEHOLDS ARE BELOW 30% AREA MEDIAN INCOME
- AVG. ANNUAL HOUSEHOLD INCOME OF RENTAL-ASSISTED HOUSEHOLD IS APPROX. \$12,000
- MOST WEATHERIZATION CLIENTS ARE AGING-IN-PLACE SENIORS WITH LOWER INCOMES
- WEATHERIZATION PROGRAM CAN SAVE 5-30% ON ENERGY BILLS THROUGH AUDIT AND UPGRADES
- 128 PLANNED UNITS THROUGH 2025 WITH DEVELOPMENT EXPLORATION ONGOING

NRH NOW ACCEPTING LANDLORD PARTICIPATION APPLICATIONS
CONTACT: LANDLORDS@NVRURAL.ORG OR (775) 283-0174

DATA-DRIVEN DECISIONMAKING

WHAT'S COMING IN RURAL NEVADA

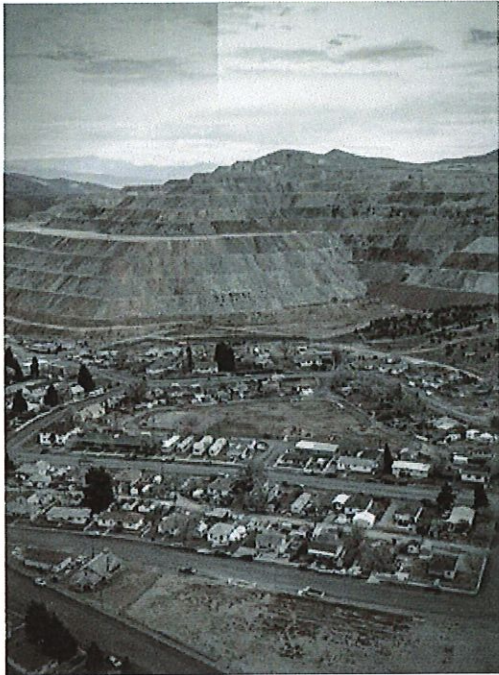


Per the definition established by the Federal Government: "Families who pay more than 30 percent of their income for housing (including the cost of their utilities) are considered to be 'overburdened' from a cost perspective, and accordingly these households may have difficulty affording other necessities such as food, clothing, transportation and medical care."

We strive to provide clarity to the term "Affordable Housing" and to identify the growing need for affordable housing inventory throughout our rural communities. This endeavor is designed to facilitate and support the production of affordable housing stock in all rural areas throughout our state. And here's the thing: we know we need more.

But how much? What kind? Where should it be? And what levels of affordability are needed to ensure a community's housing ecosystem is positively impacted for generations to come?

Enter: The need for housing data.



In the fall of 2014, we began the task of identifying our affordable housing needs by first identifying the overburdened household populations throughout the rural areas of our state, compiling three totally independent housing studies. These studies concentrated on 11 rural counties, the Carson City area, and the high growth job market situated in northern Nevada in connection with the Tahoe Reno Industrial Center located in northern Storey County. Each study assessed the population, economic conditions, household size, income and age factors, availability of community infrastructure and public services, existing housing conditions, home sales and area rental values, local projected housing costs focused on the production of new quality affordable housing products, and the projected affordable housing demand concerns for each housing market identified. This data was intended to begin important dialogue between counties, communities and partners.

We then published comprehensive housing studies in March 2018, covering Nevada's 15 rural counties and the rural portions of Clark and Washoe Counties. The studies highlighted challenges and opportunities throughout Nevada, and promoted dialogue between private and public partners who are tackling the state's housing crisis. The studies assess factors that contribute to a community's housing needs, including:

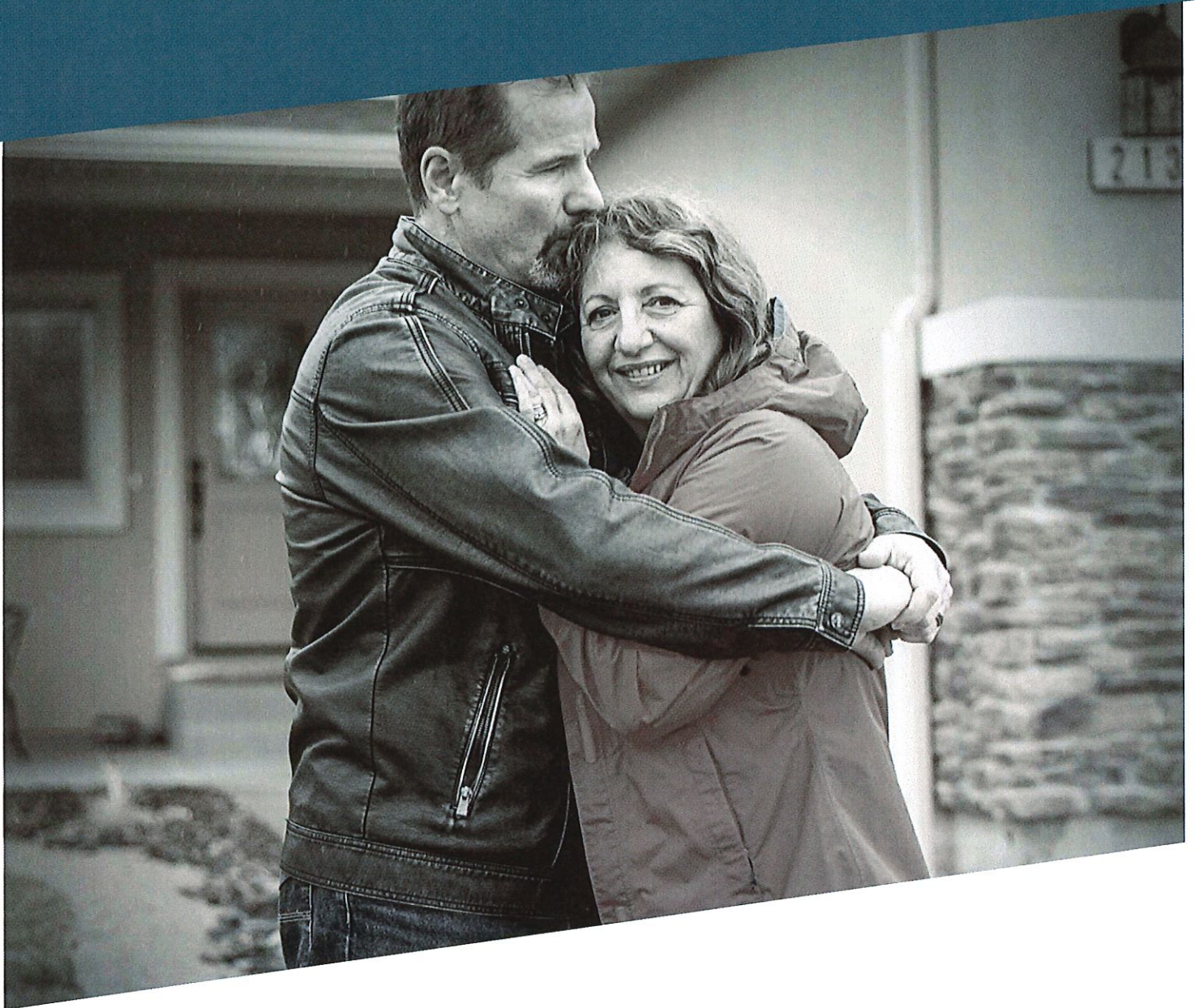
- Population
- Economic conditions
- Household size
- Income and age factors
- Availability of infrastructure and public services
- Existing housing conditions, home sales, and area rental values
- Projected housing costs
- Projected housing demand for every rural housing market in the state

Data is just a snapshot in time, of course, and we will be releasing updated studies in 2023 and 2024 through our work with the University of Nevada, Reno Extension's Nevada Economic Assessment Project (NEAP).

**HOUSING STUDY DATA AVAILABLE AT
NEVADARURALHOUSINGSTUDIES.ORG**

UPDATES COMING 2023-2024

SEE THE MISSION IN ACTION



VISIT US AT NVRURAL.ORG



THIS INSTITUTION IS AN EQUAL OPPORTUNITY
PROVIDER AND EMPLOYER

NIRH NEVADA
RURAL
HOUSING