



LAYLA M. WALZ, Mayor  
ROBERT WOOLSEY, Vice-Mayor  
LAURA MOORE DELRIO, Councilwoman  
JONATHAN GOOLSBY, Councilman  
CHRIS MICHELI, Councilman

JORDAN TILLEY, 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, October 25, 2022, 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](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](mailto: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.

  
Jordan Tilley, City Manager

TEL 775.752.3355

FAX 775.752.3419

[finance@cityofwellsnv.com](mailto: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, OCTOBER 25, 2022 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 (e) (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. Discussion and possible action regarding rodeo grounds maintenance and other matters pertaining thereto. **FOR POSSIBLE ACTION**
7. Discussion and possible action to accept or deny City Manager letter of resignation and other matters pertaining thereto. **FOR POSSIBLE ACTION**
8. Discussion and possible action on classification of shipping containers as boxcars.  
**FOR POSSIBLE ACTION**
9. Discussion and possible action to authorize Patti Zander to prepare and mail checks on Tuesday, November 8, 2022 prior to formal authorization by the city council due to the planned power outage by WREC on November 9, 2022. **FOR POSSIBLE ACTION**
10. Claims Committee Report and possible action to approve financial statement.  
**FOR POSSIBLE ACTION**

## 11. 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.

## 12. Staff reports

This time is devoted to comments by city Staff for general information or updates purpose. No action maybe 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

## 13. 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 mat 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.

## 14. Adjournment

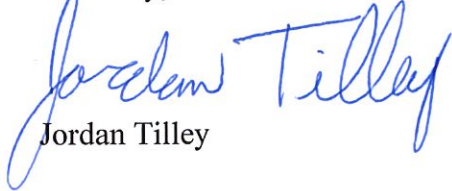
Dear City Council,

With a heavy heart I am respectfully submitting my official resignation effective January 16, 2023 (90 days per my Contract, unless otherwise agreed by both parties). This will allow me to get through end of year reporting duties and clean up some of the unfinished business in my office.

I have enjoyed working for Wells and want the best for all the employees. Thank you all for your support this past year.

I'll do everything possible to wrap up my duties and train others over the next few months. Please let me know if there is anything else I can do to help during this transition. I wish Wells continued success.

Sincerely,



Jordan Tilley

**CITY MANAGER EMPLOYMENT AGREEMENT**

THIS AGREEMENT (“Agreement”) made and entered into this 1st day of November, 2021, by and between the **CITY OF WELLS**, a municipal corporation in the State of Nevada organized and existing under and by virtue of its charter and by special act of the Legislature of the State of Nevada, hereinafter referred to as “City” and Jordan Tilley, hereinafter referred to as “**City Manager**”.

**WITNESSETH:**

WHEREAS, the **CITY OF WELLS** has appointed Jordan Tilley as the **City Manager** pursuant to Chapter 5 of the Wells City Code; and

WHEREAS, the Wells City Code provides that the Board of Councilmen of the **City** shall appoint a **City Manager** to serve at the pleasure of the Board of Councilmen and that the **City Manager** may be removed from office by a majority vote of the members of the Board of Councilmen;

WHEREAS, the **City** and **City Manager** desire to enter into an agreement relating to the employment of the **City Manager**, his powers and duties, salary, benefits, terminations, severance pay and other matters;

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration of the mutual covenants and agreements herein contained and agreed to be kept by the parties, the parties do hereby agree as follows:

1. **EMPLOYMENT AND TERM OF AGREEMENT**

The **City** hereby employs Jordan Tilley as **City Manager** of the City with its principal office at 525 Sixth St., Wells, Nevada, for a term of four (4) years beginning on the first (1st) day of November 2021 and ending on the 31st day of October 2025.

This Agreement may be renewed every two (2) years thereafter beginning on the first (1<sup>st</sup>) day of November 2025, without any further action by either party for a period of two (2) years. However, either party may notify the other party in writing ninety (90) days prior to the bi-annual renewal date of that party’s intention not to automatically extend the term of this Agreement for such additional period of two (2) years. This Agreement may be terminated earlier by the **City** in accordance with the Board of Councilmen’s rights to terminate the services of the **City Manager** at all time for any reason or for no reason at all, subject to the provisions set forth in this Agreement.

2. **POWERS AND DUTIES**

The **City Manager** shall be the administrative head of the Municipality of the **City** under the direction and control of the City of Wells Board of Councilmen except where otherwise provided in the Nevada Revised Statutes, City of Wells Charter, or

the City of Wells Municipal Code. The **City Manager** shall be responsible for the administration of all the affairs of the **City** which are under his control. In addition to his general powers as administrative head and not as a limitation thereon, it shall be his duty and he shall have the power and duty to perform the following:

- a. **Enforcement**: To see that the laws of the State of Nevada and all laws and ordinances of the City of Wells are duly enforced and that all franchises, permits, leases, agreements, contracts, and privileges granted or entered into by the **City** are faithfully observed.
- b. **Departments and Employees**: To recommend to the Board of Councilmen the transfer of employee(s) from one department to another to recommend, consolidate, or combine offices, positions, departments, or other units under his jurisdiction.
- c. **Control and Supervise**: To exercise control over and supervise, in general, all departments and divisions of the **City** government.
- d. **Attend Meetings**: To attend all meetings of the Board of Councilmen unless excused by the Mayor.
- e. **Recommendations**: To recommend to the Board of Councilmen for adoption such measures, resolutions and ordinances as deemed necessary.
- f. **Inform and Advise**: To keep the Board of Councilmen at all times fully advised as to the financial condition and the needs of the **City**.
- g. **Annual Budget**: To prepare and submit to the Board of Councilmen and State of Nevada timely the annual budget and to administer it after adoption.
- h. **Salary Plan**: To prepare and recommend to the Board of Councilmen a salary plan for classified and unclassified employees and appropriate revisions to the personnel ordinance.
- i. **Investigation of Affairs**: To make investigations into the affairs of the **City** and any department or division thereof and any contract, or the proper performance of any obligation running to the **City**.
- j. **Investigation of Complaints**: To investigate all complaints in relation to matters concerning the administration of the government of the **City** and in regard to the service maintained by public utilities in the **City**, and to see that all franchises, permits, leases, agreements, contracts and privileges granted by the **City** are faithfully observed.

- k. **Supervision of Public Property**: To exercise general supervision overall public buildings, public parks, street, and other public property (personal or real) which are under the control and jurisdiction of the Board of Councilmen.
- l. **Full Time Duties**: To understand that the function of the **City Manager** is a full-time function, often requiring time beyond a forty (40) hour work week, including, but not limited to, attendance at City Council meetings, and therefore to dedicate time for the duties and interests of the **City** as a primary job responsibility.
- m. **Reports and Recommendations**: To make reports and recommendations as may be desirable or requested by the Board of Councilmen.
- n. **Other Powers and Duties**: To perform such other duties and exercise such other powers as may be delegated to him from time-to-time by the Board of Councilmen.

### 3. **ABSENCE**

In case of the absence of the **City Manager** for a time period of two weeks or more, he shall appoint a duly qualified person to perform his duties during the period of absence. In case of the temporary disability of the **City Manager**, the Board of Councilmen shall appoint a duly qualified person to perform the duties of the **City Manager** during the period of any such disability.

### 4. **TERMINATION AND SEVERANCE PAY**

In the event the **City Manager** is terminated by the **City** during such time that the **City Manager** is willing and able to perform his duties under this Agreement, then in that event the **City** agrees to pay to the **City Manager** a lump sum cash payment equal to the base salary of eight (8) weeks' pay plus all benefits payable during said eight (8) weeks in full settlement of said termination ("severance salary"). The **City Manager** shall also be paid for all accrued benefits at his current salary at the time of such termination. However, in the event the **City Manager** is terminated because of the conviction of any felony, any offense involving a violation of his official duties or moral turpitude or removed pursuant to any provision of the Wells City Charter, Sections 3.080 (Absence from Office) or 3.10 (Removal of Officer), then that that event, the **City** shall have no obligation to pay the severance salary designated in this paragraph.

In the event the **City Manager** voluntarily resigns his position with the **City**, the **City Manager** shall give the **City** ninety (90) days advance written notice, unless the parties otherwise agree. In the event of voluntary resignation, the **City** shall not be required or obligated to pay the **City Manager** any severance salary.

If **City Manager** is permanently disabled or otherwise unable to perform the essential functions of the position with or without reasonable accommodations, or health qualifies **City Manager** for compensation under the State's Disability Program, the **City** shall have the option to terminate this Agreement, subject to the severance salary and benefit requirements stated in this Agreement. In such case, disability insurance income actually paid to the **City Manager** during the first three (3) years of an eligible disability retirement shall be deducted from the severance salary.

## 5. SALARY

Effective the date of this Agreement, the **City** shall pay the **City Manager** for service rendered the following: (a) \$75,000.00 per year annual income beginning November 1, 2021 (b) fully paid employee medical coverage as currently provided to other **City** employees; (c) the same percentage of base contribution to the Public Employees Retirement System as paid for other **City** employees; (d) the same percentage of base salary to Medicare as paid for other **City** employees; and (e) the same percentage of Cost of Living Allowance as paid for other **City** employees. Worker's Compensation Insurance will be paid by the **City** at the required level.

The **City Manager's** salary and benefits shall be examined annually and may be adjusted upward upon action by the **City** if it determines it to be proper. Annual adjustments will be made based on merit and the financial condition of the **City** on or about May of each year. Adjustments may be based on an index and/or lump sum payment.

## 6. LEAVE BENEFITS

The **City Manager** will accumulate leave in accordance with the policy and provisions currently in effect for all **City** employees. However, in addition thereto, after one year of employment under the terms of this Agreement, the **City Manager** shall accrue and receive one (1) week of annual vacation leave during the term of this Agreement (accumulated leave as an employee plus one (1) week). The **City Manager** shall not take more than one week of annual leave at a time without consent of the Board of Councilmen.

## 7. DUES AND CONTRIBUTION

The **City** agrees to continue to budget and to pay for reasonable professional dues and subscriptions of the **City Manager** necessary for the continuation in associations and organizations necessary and desirable for his continued performance growth and advancement.



8. **PROFESSIONAL DEVELOPMENT**

The **City** agrees to budget for and to pay for reasonable travel and subsistence for the **City Manager** for professional and official travel to meetings and occasions to continue professional development of the **City Manager** including the annual conference and meeting of the International City Management Association.

9. **AUTOMOBILE – CITY VEHICLE**

The **City** shall provide the **City Manager** access to a late model, full-size automobile for the Manager's business use. The **City** shall fully maintain the automobile in a safe and good working condition and maintain automobile liability insurance. In the event that a city owned automobile is unavailable for use, the **City Manager** will notify the Board and compensation will be determined at that time.

10. **MOBILE TELEPHONE**

The **City** shall provide the **City Manager** with a mobile telephone for professional use. Any identifiable charges outside of the calling plan that can be directly attributed to personal calls by the **City Manager** shall be promptly reimbursed by the **City Manager**.

11. **OUTSIDE ACTIVITIES**

The **City Manager** shall not spend any time in teaching, consulting, counseling, or other non-City connected business without the prior written approval of the Council.

12. **GENERAL EXPENSES**

The **City** recognizes that certain expenses of a non-personal and job-affiliated nature are incurred by the **City Manager** in conjunction with his responsibilities herein described and shall continued to reimburse or to pay said general expenses in accordance with existing **City** policy for **City** employees.

12. **NO REDUCTION OF BENEFITS**

The **City** shall not at any time during the term of this Agreement, reduce the salary or other financial benefits of the **City Manager**, except to the degree of such a reduction across-the board for all appointed officers of the **City**.

13. **PERFORMANCE EVALUATION AND SALARY REVIEW**

It is recognized by both parties that from time to time and at least annually, performance reviews and salary reviews should be done. This shall be done by the Mayor and one other member of the Board of Councilmen. Performance or financial recommendations shall be approved by the entire Board. Said review and evaluation

shall be in accordance with specific criteria developed jointly by the **City** and the **City Manager** in line with the powers and duties of the **City Manager** set forth in Paragraph 2 above.

At least annually during the budget process, the Board of Councilmen and **City Manager** may define such performance objectives and goals, which they deem necessary for the proper operation of the **City** and the attainment of the **City's** policy objectives. The Board of Councilmen may further establish a relative priority among these various goals and objectives which shall be reduced to writing. These goals and objectives shall be generally obtainable within time limits specified and adopted during the budget process and coincide with the strategic plan for the **City**.

#### **14. ATTORNEY FEES AND COURT COSTS; APPLICABLE LAW; VENUE**

If either the **City Manager** or the **City** is required to go to court to enforce the provisions of this Agreement, then the prevailing party shall be entitled to reimbursement from the non-prevailing party for attorney fees, litigation expenses and court costs. In the event of litigation, Nevada law shall control the interpretation and application of this Agreement. Any action brought hereunder shall be instituted in a court of competent jurisdiction in the County of Elko, State of Nevada.

#### **15. NOTICE**

The parties agree that any notice required or desired to be given under this Agreement shall be given in writing, sent by certified mail, return receipt requested, or by hand delivery to the **City Manager** at his principal place of employment, 525 Sixth St., P.O. Box 366, Wells, Nevada, 89835 and to the **City** addressed to the Mayor of Wells, P.O. Box 366, Wells, Nevada 89835.

#### **16. GENERAL PROVISIONS**

Amendment. This Agreement may be amended from time to time by a written document signed by the **City** and **City Manager**.

Choice of Law. This Agreement and any dispute between the Parties arising out of this Agreement, shall be governed by and construed in accordance with the laws of the State of Nevada.

Forum. Any legal proceeding by a Party to enforce any provision of this Agreement or arising out of this Agreement must be brought against a Party in the federal or state courts located in Nevada, County of Elko.

Entire Agreement. This Agreement contains the entire agreement of the Parties relating to the subject matter of this Agreement and supersedes all prior oral and written agreements or arrangements between the Parties concerning similar subject matter. This

Agreement cannot be amended or modified except by a written agreement signed by City Manager and the Company.

Waiver. No term, covenant or condition of this Agreement or any breach thereof shall be deemed waived, except with the written consent of the Party against whom the waiver is claimed, and any waiver of any such term, covenant, condition or breach shall not be deemed to be a waiver of any preceding or succeeding breach of the same or any other term, covenant, condition or breach.

Severability. The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions of this Agreement, and this Agreement shall be construed in all respects as if such invalid or unenforceable provision were omitted.

Independent Counsel; Construction. The Parties acknowledge each has obtained independent legal counsel and to review all applicable documents and agreements with such independent counsel prior to execution of this Agreement. As each Party has been afforded the opportunity to consult independent counsel, the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting Party shall not be employed in the interpretation of this Agreement.

This Agreement shall be binding upon and inure to the benefit of the Parties successors and permitted assigns. Neither this Agreement nor any rights or obligations under this Agreement shall be assignable by City Manager. No provision of this Agreement is intended to confer any benefit upon any third party and no third party shall have the right to enforce any provision of this Agreement.

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IN WITNESS WHEREOF, the City of Wells has caused this Agreement to be signed and executed in its behalf by its Mayor and duly attested by its Clerk, and the **City Manager** has signed and executed this Agreement in duplicate the day and year first above written.

**CITY OF WELLS**

By: \_\_\_\_\_  
Layla Walz, Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**CITY MANAGER**

\_\_\_\_\_

**10-6-6: PROHIBITED AND RESTRICTED USES:**

**A. Trailers, Etc.:**

1. No tent, boxcar, passenger coach, bus or streetcar body may be erected or occupied in any use district. A mobile home may be used for permanent living or sleeping quarters only in mobile home parks or mobile home subdivisions, or R2-MH.

2. A mobile home or travel trailer may be used for office, retail or any other commercial purpose only in the following situations:

a. As a sales office for a mobile home or automobile sales business if placed on the same lot or parcel of land that mobile homes or automobiles are sold.

b. As a construction building only at the site of the construction project and for the duration of such project.

c. As temporary office space when accessory to an established business and used in accordance with current adopted standards, and when approved by the board of councilmen.

**B. Sanitary Conveniences:** In all districts, the existence or use of outhouses or privies is prohibited. Sanitary conveniences must be incorporated within a building and must consist of a chemical toilet or installed plumbing properly connected to a septic tank and disposal field or to a city sewer line.

**C. Radio Antennas:** In all residential districts, antennas shall not exceed forty feet (40') in height unless granted a special use permit.

**D. Heliports:**

1. No area of land, water, parking lot, rooftop or other site or structure within the city shall be used as a heliport without a special use permit issued in accordance with the provisions of this chapter.

2. As used in this chapter, "heliport" means any area of land, water, parking lot, rooftop or other site or structure which is regularly or permanently used for the landing and takeoff of helicopters or other rotary wing aircraft.

**E. Extraction Operations:** Any extraction operation is permitted only if:

1. The operation is specifically listed in that use district.

2. A special use permit is granted.

3. The site is restored at the completion of the operation and bonding of the same.

**F. Water, Oil, Gas Or Geothermal Drilling Operations:** Any oil, gas or geothermal drilling operation is permitted in any zone only if a special use permit is granted.

**G. Animal And Fowl:**

1. Horses, fowl or other uses of a similar nature shall not be permitted on any lot or parcel less than twenty one thousand (21,000) square feet .

2. Exclusive of area devoted to residential use, the following area shall be required for each animal to be raised or kept on the building site:

a. For each horse or head of cattle or hog, seven thousand (7,000) square feet;

b. For each sheep, goat or other permitted large animal, two thousand (2,000) square feet;

c. For rabbits, chinchillas, poultry and other similar permitted small animals, fifty (50) square feet for each animal.

3. No pig, sheep, goat, horse, cow or bull shall be kept within fifty feet (50'), and no fowl shall be kept within thirty feet (30'), of any residence not occupied by the owner of such animals and fowl.

4. Keeping Of Hazardous Or Offensive Animals Prohibited: No person shall keep, maintain or have in his possession or permit on any property owned or controlled by him any household pet or pets or any other animal

or animals in such manner, number or kind as to cause damage or hazard to persons or property in the vicinity or to generate offensive noise, dust or odor.

5. Bees may be kept on large parcels provided:

- a. The parcel on which the bees are kept shall be at least one acre in size and a special use permit is obtained for parcels under five (5) acres in size;
- b. Adequate freshwater supply is available for bees on the subject property at all times;
- c. The location shall be not less than two hundred feet (200') from any public road, street or highway, residence or other occupied building other than that of the property owner or occupant of said property;
- d. Approval by appropriate state agencies shall be obtained.

H. Accessory Structures:

1. It shall be unlawful to construct, erect or locate in any residential district private garages or other accessory buildings without a permissible main building; except a temporary building may be constructed and occupied as a legal use pending construction of a permanent use providing that no permit shall be issued for such temporary structure unless a permit also be issued at the same time for the permanent building.

2. A detached accessory building within residential districts, not exceeding fifteen feet (15') in height, may be built within a required rear or side yard setback provided such structure is at least five feet (5') from property lines.

3. On a corner lot facing two (2) streets, no accessory building shall be erected so as to encroach upon the front or street side yard setbacks.

4. An accessory building may be connected to the main building by a breezeway or structure in which case it is considered attached and full yards as might otherwise be required will apply.

5. A detached accessory addition shall be located not closer than six feet (6') to any other building on the same or adjoining lot.

I. Fences, Walls And Hedges:

1. Fences, walls and hedges are a permitted accessory use in all use districts so long as such uses are consistent with health, safety and welfare of the community, as outlined in this section.

2. All fences and walls shall meet the requirements of the uniform building code.

3. Electrically charged or barbed wire fences are a permitted accessory use in AG and R1-E districts.

4. The height of a fence, wall or hedge shall be measured from the highest adjacent ground, either natural or filled, upon which it is located, except within fifteen feet (15') of any front property line or within thirty feet (30') of any street intersection, wherein all base measurement shall be considered from an extension of street grade.

5. A fence, wall or hedge not exceeding six feet (6') in height may be located within any yard except as follows:

a. No fences, walls or hedges exceeding four feet (4') in height within fifteen feet (15') of any front property line or within a street side yard setback, except when such fence is constructed of a sight obscuring material it shall not exceed three feet (3') in height; and

b. No fences, walls or hedges exceeding two feet (2') in height which obstruct vision to any significant degree shall be permitted within sight distance areas.

6. The height of fences, walls or hedges which in no way encroach upon setback requirements and conform with the uniform building code shall be governed by building height restrictions for each use district.

7. Fences within setbacks may be permitted in excess of six feet (6') in height by special use permit.

8. Cornices, eaves, canopies, fireplaces, bay windows and similar architectural features, but not including flat walls, may extend into any required setback a distance not to exceed two feet (2').

9. Uncovered porches, landing places or outside stairways may project not more than three feet (3') into any required side yard setback and not more than six feet (6') into any required front or rear yard setback. (Ord. 138, 1-26-1988)

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#### Notes

1. See sections 10-7-4, "R-1E Residential Single-Family Estate District", and 10-7-2, "AG Agricultural District", of this title.



BUILDING AMERICA®

Agenda Item       # 8        
Date of Meeting       10-25-22      

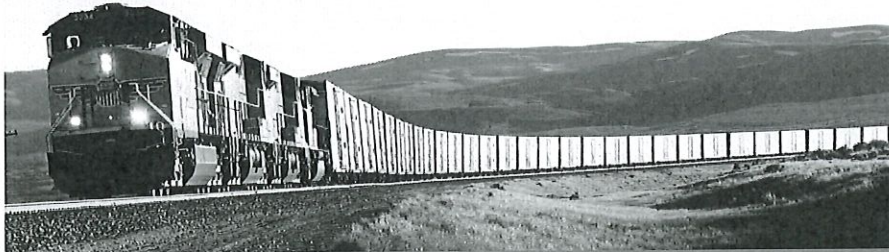
# Track Record

by UP

101 9•07•2021

## What Is a Boxcar Rail Car?

Take an in-depth look at the rail equipment used in the transportation of palletized goods, forest products, building materials, food products, beverages, consumer products, manufactured goods and more



### WHAT IS A BOXCAR?

An in-depth look at the rail equipment that transports palletized goods, forest products, building materials, food products, beverages, consumer products, manufactured goods and more

Boxcars play an important role in shipping all sorts of freight, from paper to canned goods to appliances. These answers to boxcar FAQs tell the full story.

When you think “rail car,” chances are your mind’s eye pictures a boxcar. Featured in books, movies and television, boxcars may be one of the most iconic pieces of railroad equipment and are certainly the most recognizable. Perhaps that’s because boxcars are one of the oldest rail car types, appearing first in the 1830s. For over a century, boxcars were used to ship most non-bulk freight (even cars!). That changed in the 1960s, when more specialized cars came on the market that catered better to specific types of freight. Even so, boxcars continue to play an important role in shipping all sorts of freight, from paper to canned goods to appliances.

## What Can You Ship in a Boxcar?

Boxcars are very versatile and can carry most kinds of freight. Because they are enclosed, boxcars are used to carry loads that require protection from the weather. Common products shipped in boxcars include:



- > Forest products
- > Paper
- > Pulp
- > Automotive parts
- > Newsprint
- > Rolled paper
- > Building materials
- > Palletized goods
- > Appliances
- > Food products
- > Canned goods
- > Beverages
- > Grain
- > Bagged flour
- > Bagged agricultural products
- > Consumer products
- > Metal products
- > Manufactured goods

Adding to their versatility, boxcars can be insulated, refrigerated and cushioned to protect contents of all types from damage or temperature extremes during transit.

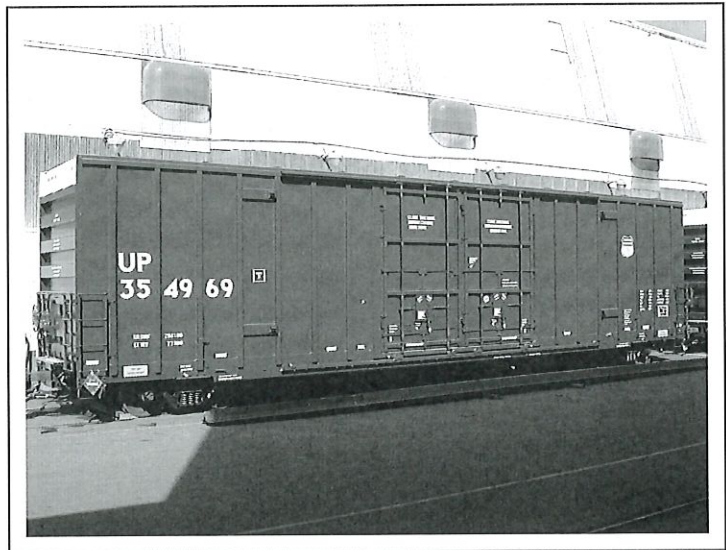
## What Does a Boxcar Look Like?

Boxcars look...a lot like a box (thus their name). A typical boxcar is rectangular in shape, is completely enclosed, and has sliding doors or plug doors on the sides.

## How Big Is a Boxcar?

Boxcars can range in size, but typically their interior lengths are between 50 feet and 60 feet long with a minimum width of 9 feet inside.

## What Are the Different Boxcar Types?



- › **50 Foot Plain Boxcar** — 50 foot plain boxcars carry goods like paper, lumber, packaged goods and beverages. The outside of these boxcars is between 55 and 60 feet long; inside, their interior length averages 50 feet and they have a cubic capacity ranging from 4,950 to 7,300 cubic feet. They can carry loads ranging between 146,000 to 215,500 lbs.
- › **60 Foot Plain Boxcar** — 60 foot plain boxcars carry goods like coil products, paper, lumber, packaged goods and beverages. The outside of these boxcars is between 66 and 69 feet long; inside, their interior length averages 60 feet and they have a cubic capacity ranging from 5,830 to 7,633 cubic feet. They can carry loads ranging between 165,000 to 206,500 lbs.
- › **Insulated Boxcar** — Insulated boxcars carry canned goods, packaged goods and beverages. The outside of these boxcars is between 57 and 71 feet long; inside, they have a cubic capacity ranging from 4,700 to 6,560 cubic feet. They can carry loads ranging between 133,400 to 200,000 lbs.
- › **Refrigerated Boxcar** — Refrigerated boxcars are heavily insulated and are equipped with cooling units that keep fresh, frozen and perishable goods at optimal temperatures during transit. Boxcars used for refrigerated shipments are also referred to as “reefers.” They range in interior lengths of 64 and 72 feet.

## What Are the Different Boxcar Door Types?

Boxcars come in two door types, the plug door and the sliding (corrugated) door, and can have one or two doors per side, resulting in four options:

- › Single Plug
- › Single Slider
- › Double Plug
- › Double Slider

**Single doors vs. double doors:** Single doors have a width of 10' or 12' for and double doors are 16' wide.

**Sliding doors:** The sliding door system keeps both the weather and direct sunlight out. It slides using two rollers in a door track and can be opened or closed by pulling on the door handles.

**Plug doors:** The plug door system closes with a final inward movement (similar to most van sliding doors) that seals the door flush with the interior of the boxcar. This provides a much better seal than the sliding door boxcar. A rotating lever on the door activates a gear system to "plug" and "unplug" the door.

## How Is a Boxcar Loaded and Unloaded?

Originally, boxcars were loaded and unloaded by hand. More recently, they are unloaded by forklifts or other mechanical devices to make loading and unloading safer and faster.

With traditional boxcars, products are loaded and unloaded through the sliding or plug doors on the side of the rail car. These doors are located in the center or middle of the box cars.

## Why Are Boxcars Called “Boxcars”?

Boxcars are named for their shape, which resembles a box.

## Boxcar Fun Facts

- › Originally, boxcars were made of wood, which was sturdy but made them a fire hazard and shortened their useful life. For that reason, in the late 1960s, wooden boxcars were outlawed and slowly removed from railroad fleets. The new cars had steel frames, which made them fire resistance and also made it possible to construct longer cars that could carry more product. These cars have much longer lifespans, typically lasting 50 years.
- › Boxcars were used for bulk commodities like coal until open-top hoppers and covered hoppers came on the market, making it easier to load and unload bulk products.
- › Boxcars were used to ship automobiles until the advent of autoracks in the 1960s, which carried more cars in the same amount of space and were easier to load and unload.

## Learn More

To learn more about boxcars or shipping paper, canned goods, bagged agricultural products, lumber, packaged goods or just about anything else by rail, get in touch.

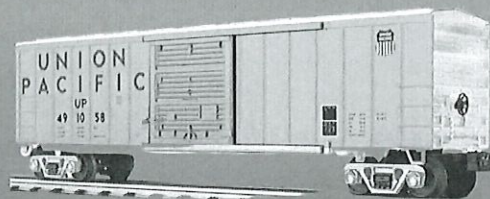
Want to learn more about other types of rail car equipment, including autoracks, covered hoppers, tank cars, hoppers, flatcars and gondolas? Check out our rail car type guide.

### Related Articles

- › Rail Car Types Defined
- › Transportation Modes Revealed: A Comprehensive Look
- › The Art of Loading a Rail Car
- › What Is a Refrigerated Boxcar — and How Do They Keep Shipments Cold?
- › How to Clean and Inspect Rail Cars
- › Quiz: Can Your Product Ship by Rail?

## "What Is a Boxcar Rail Car?" Video

### Single Slider



### Single Plug



### Double Slider



What Is a Boxcar Rail Car?





# Track Record

by UP

101 1•18•2022

## What Are All of the Different Rail Car Types?

See what rail cars look like and learn about the difference between these rail equipment types: autorack, boxcar, centerbeam, covered hopper, coil car, flatcar, gondola, intermodal equipment, refrigerated boxcar, open-top hopper, tank car and well car



**What Are the Different Rail Car Types?**

Want to learn about different rail car types? Check out this guide to train cars and rail equipment.

You probably know the difference between a sedan, an SUV and a pickup truck. But do you know the difference between a boxcar, a tank car and a gondola?

Just like people buy specific passenger vehicles to accommodate their needs to transport passengers and cargo, a variety of rail cars exist to accommodate the needs of various freight shippers. How are the different rail car types built and what do they carry? Here's your guide, complete with rail car photos and a rail car types infographic. And don't miss the "Rail Car Types and What They Carry" video at the end to see them in action!

### Autorack

*What autoracks carry:* Finished vehicles, including cars, electric vehicles, trucks and SUVs.

*How autoracks are built:* Autoracks are made of metal and are entirely enclosed to protect vehicles from the elements. Metal "racks" inside create levels (also referred to as "decks") within the rail car. Having multiple levels within the rail cars maximizes shipping space by allowing vehicles to be safely stacked during transport without causing damage to the vehicle. Traditionally, there are two kinds of autoracks: bi-level, which has two levels and can be used for any vehicle type, and tri-level, which has three and is typically used for smaller passenger vehicles.

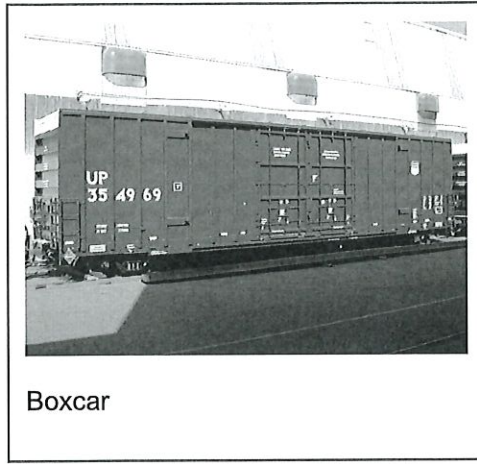
› [Learn more about autoracks](#)

### Boxcar

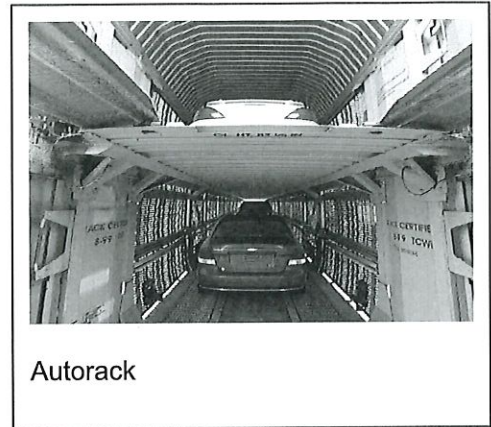
*What boxcars carry:* Boxcars can carry a wide variety of crated or palletized freight, including paper, lumber, packaged goods, beverages and (shocker) boxes.

*How boxcars are built:* Boxcars are fully enclosed and, true to their name, are the most “boxy” looking of all the rail car types. Boxcars typically have doors on the side of the car, but can have them at the ends, too. Because they are enclosed, boxcars protect the freight inside from weather during transport.

› [Learn more about boxcars](#)



Boxcar



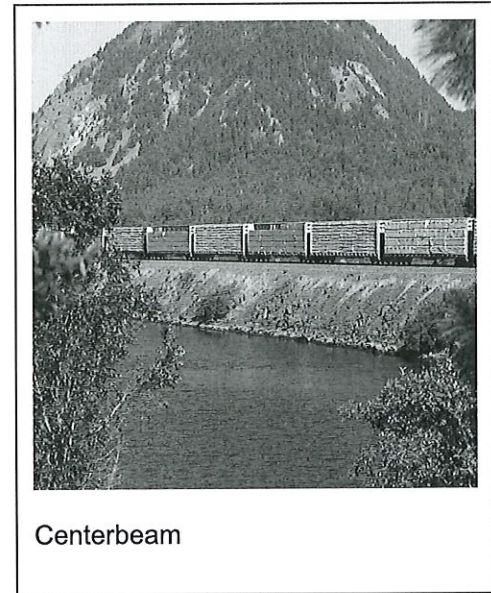
Autorack

## Centerbeam

*What centerbeams carry:* Bundled goods like lumber, wallboard, fence posts and other building supplies.

*How centerbeams are built:* Not surprisingly, a centerbeam has a “center beam” or partition that reinforces the center of gravity and allows products to be secured in place.

› [Learn more about centerbeams](#)

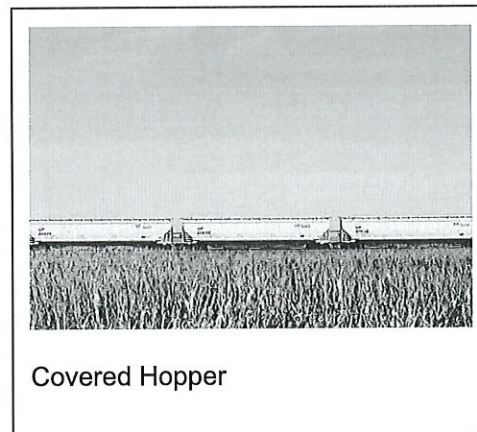


Centerbeam

## Covered Hopper

*What covered hoppers carry:* Free-flowing dry bulk commodities like cement, roofing granules, sand, corn, wheat, barley, fertilizer, soda ash, sugar and rice.

*How covered hoppers are built:* Covered hoppers feature an open top into which product can be loaded and a sloped floor that allows product to be unloaded through doors at the bottom using gravity. The top is then covered to protect the contents inside.



Covered Hopper

› [Learn more about covered hoppers](#)

## Coil Car

*What coil cars carry:* Coil cars are designed for products like coiled steel, steel plate or high-grade ores.

*How coil cars are built:* Coil cars come in a variety of lengths, tonnage and capacities for specialized commodities. For instance, some coil car troughs are designed to prevent coils from rolling, some feature side brackets so the load can be secured without using cables, and others are designed so special measures aren't needed to secure the load. While coil cars often carry commodities that can't be damaged by the elements, covered coil cars are available to offer this protection when needed.

› [Learn more about coil cars](#)

## Flatcar

*What flatcars carry:* Pipe, rail, steel plate, machinery, steel beams, tractors, military vehicles, lumber, poles and logs.

*How flatcars are built:* Flatcars are, well...flat. Some feature an open design with a simple flat, even platform and others feature bulkheads at each end to protect loads from shifting. Like coil cars, flatcars come in a variety of lengths, tonnage and capacities and are ideal for freight that won't be damaged by the elements. The open design of flatcars allows them to accommodate oversized and oddly shaped freight.

› [Learn more about flatcars](#)

## Gondola

*What gondolas carry:* Heavy bulk commodities including scrap metal, aggregates, logs, lumber, steel, sand, copper and iron ore.

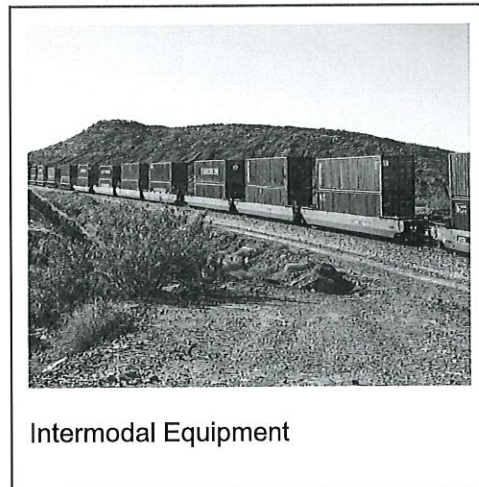
*How gondolas are built:* Gondolas are sturdy cars with low side walls and open tops. Imagine a boxcar cut in half horizontally, and you've got yourself a gondola.

› [Learn more about gondolas](#)

## Intermodal Equipment

*What intermodal equipment carries:* A wide variety of goods, from apparel to electronics to refrigerated products and much more.

*How intermodal equipment is built:* Intermodal equipment includes containers (which are like boxcars without train wheels) and trailers (the part of an over-the-road truck that holds freight). Containers can be transferred between ships, trains and trucks without unloading or reloading the cargo



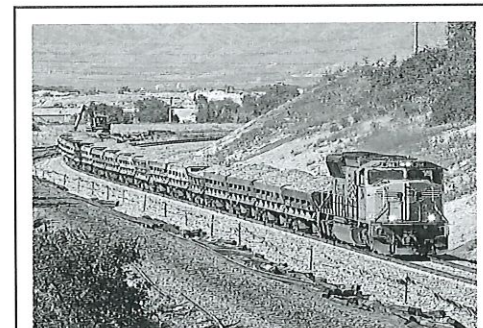
Intermodal Equipment



Coil Car



Flatcar



Gondola

(a process commonly known as intermodal shipping). Similarly, trailers can be transferred between trucks and rail cars. To move by rail, trailers are loaded onto flatcars and containers are loaded onto well cars.

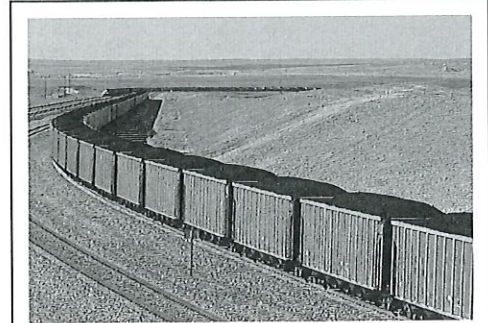
› [Learn more about intermodal equipment](#)

## Open-Top Hopper

*What open-top hoppers carry:* Coal, petroleum coke, sand, rock and copper concentrate.

*How open-top hoppers are built:* An open-top hopper is similar to a covered hopper in that it has an open top for loading and a sloped floor with doors for unloading. The difference is open-top hoppers do not have covers, so are better suited to freight that can be exposed to the elements.

› [Learn more about open-top hoppers](#)

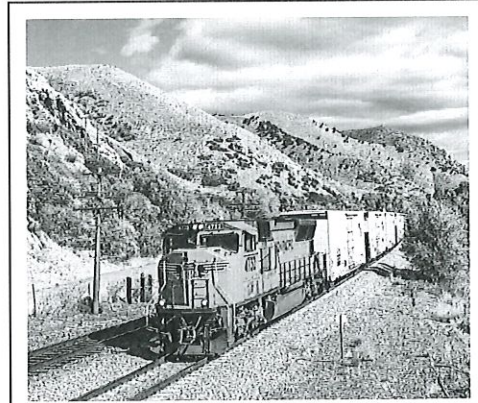


Open-Top Hopper

## Refrigerated Boxcar

*What refrigerated boxcars carry:* Perishable freight, like fresh fruits, vegetables, frozen food, beverages, meat, poultry, seafood, cheese and other refrigerated shipments.

*How refrigerated boxcars are built:* Refrigerated boxcars (commonly referred to as "reefers") are much like traditional boxcars but with one very important difference: they are temperature controlled.



Refrigerated Boxcar

› [Learn more about refrigerated boxcars](#)

## Tank Car

*What tank cars carry:* Compressed or liquid commodities, like chemicals, molasses, edible tallow, water, asphalt, diesel fuel and diesel exhaust fluid (DEF).

*How tank cars are built:* The body of a tank car is literally a tank designed to hold liquids. Tank cars are more cylindrical than other rail cars: Imagine a barrel tilted on its side, elongated and expanded to hold between 6,500 gallons to more than 31,000 gallons, and you'll be looking at a tank car.

› [Learn more about tank cars](#)



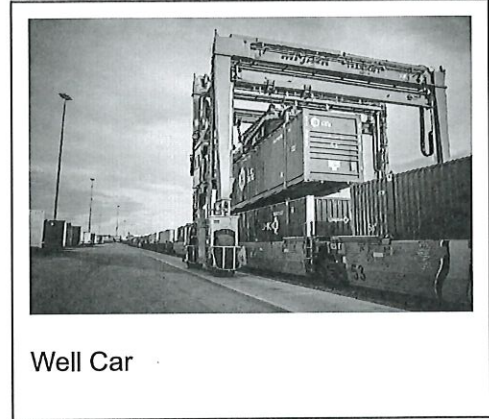
Tank Car

## Well Car

*What well cars carry:* Intermodal containers, which can hold a wide variety of goods.

*How well cars are built:* Well cars, also known as “stack cars” or “well wagons” are specifically designed so intermodal containers can fit snugly inside. The “well” is a depression that sits close to the rails. Because well cars ride lower than flatcars, they allow for containers to be stacked on top of one another, with two containers per well car. This is commonly referred to as a “double stack.”

› [Learn more about well cars](#)



Well Car

## A Rail Car for Everything, and Everything in a Rail Car

You can ship just about anything by rail, and as you can see, there is a rail car for just about everything. To learn more about these rail car types and their specifications, check out additional details here – or contact us to learn how your products can move by rail.

### Related Articles:

- › [Quiz: Is Rail the Right Fit for Your Shipments?](#)
- › [What Can You Ship by Rail?](#)
- › [What Is Intermodal Shipping...and Why Should Shippers Care?](#)
- › [Rail 101 FAQs](#)
- › [The Art of Loading a Rail Car](#)
- › [How Do Rail Cars Move?](#)
- › [Transportation Modes Revealed: A Comprehensive Look](#)

## Video: Rail Car Types and What Trains Carry

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Rail Car Types and What They Carry





See the different kinds of rail cars and learn about what types of products trains carry.

## Rail Car Types Infographic

### What Are the Different Rail Car Types?

See what rail equipment looks like and learn what each rail car type carries.

#### AUTORACK



**What autoracks carry:**  
Finished vehicles, including cars, electric vehicles, trucks and SUVs.

#### GONDOLA



**What gondolas carry:**  
Pipe, rail, steel plate, machinery, steel beams, tractors, military vehicles, lumber, poles and logs.

#### BOXCAR



**What boxcars carry:**  
Boxcars can carry a wide variety of crated or palletized freight, including paper, lumber, packaged goods, beverages and (shocker) boxes.

#### INTERMODAL EQUIPMENT

**What intermodal equipment carries:**  
A wide variety of goods, from apparel to electronics to refrigerated products and much more.



#### CENTERBEAM



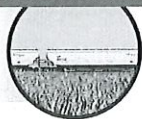
**What centerbeams carry:**  
Bundled goods like lumber, wallboard, fence posts and other building supplies.

#### OPEN-TOP HOPPER



**What open-top hoppers carry:**  
Coal, petroleum coke, sand, rock and copper concentrate.

#### COVERED HOPPER



**What covered hoppers carry:**  
Free-flowing dry bulk commodities like cement, roofing granules, sand, corn, wheat, barley, fertilizer, soda ash, sugar and rice.

#### REFRIGERATED BOXCAR



**What refrigerated boxcars carry:**  
Perishable freight, like fresh fruits, vegetables, frozen food, beverages, meat, poultry, seafood, cheese and other refrigerated shipments.

#### COIL CAR



**What coil cars carry:**  
Coil cars are designed for products like coiled steel, steel plate or high-grade ores.

#### TANK CAR



**What tank cars carry:**  
Compressed or liquid commodities, like chemicals, molasses, edible tallow, water, asphalt, diesel fuel and diesel exhaust fluid (DEF).

#### FLATCAR



**What flatcars carry:**  
Pipe, rail, steel plate, machinery, steel beams, tractors, military vehicles, lumber, poles and logs.

#### WELL CAR



**What well cars carry:**  
Intermodal containers, which can hold a wide variety of goods.

Which rail car type would you choose to safely ship your product?

Track Record

Download a printer-friendly version of the Rail Car Types Infographic



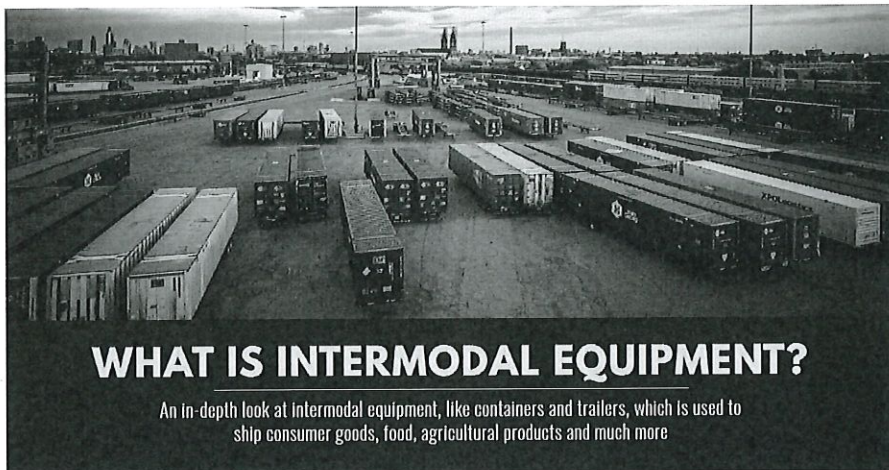
# Track Record

by UP

101 6•29•2021

## What Is Intermodal Equipment?

Take an in-depth look at intermodal equipment, like containers and trailers, which is used to ship consumer goods, food, agricultural products and much more



Intermodal equipment can travel by land or by sea, and can carry a wide range of products, too. Dive into the details with these answers to frequently asked questions about intermodal equipment to learn just how versatile it is.

Intermodal equipment is perhaps the most versatile of all rail equipment. That's because intermodal containers can go just about anywhere: they can travel across North America on trains or on trucks. They can be loaded onto cargo ships for travel overseas. Or, they can move between those three modes, often without unloading or reloading the cargo. In fact, it's called "intermodal equipment" because it can move between two or more modes of transportation.

But the way intermodal containers travel isn't the only thing that makes them versatile. Intermodal containers can also carry just about anything, from clothing to electronics to grain, making intermodal shipping a great option for a wide variety of shippers.

## What Is Intermodal Equipment Used For?

Intermodal containers can carry a wide variety of goods, including:

### Food and Beverages

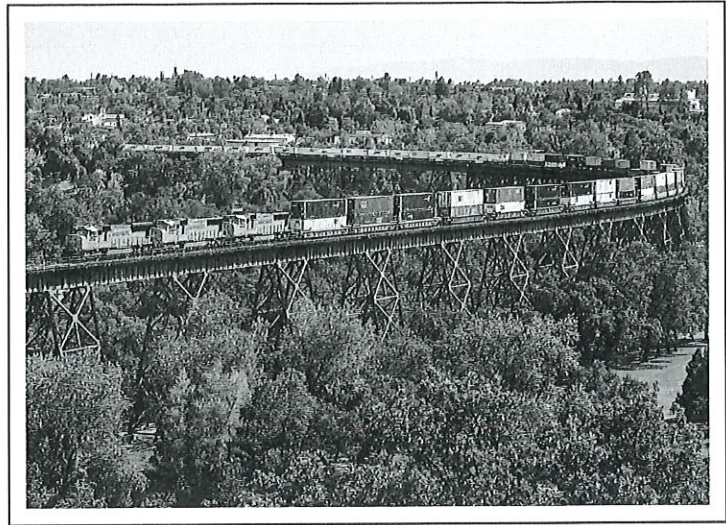
- › Frozen pork
- › Bottled beer
- › Cans of hard seltzer
- › Cocktail mix (both dry and liquid)
- › Potatoes
- › Coffee beans

### Agricultural Products

- › Soybeans
- › Hay
- › Grain
- › Grain products

#### **Consumer Goods**

- › Shoes
- › Clothing
- › Electronics
- › Appliances
- › Toys
- › Christmas trees
- › Motorcycles



#### **Building, Construction and Manufacturing Materials**

- › Plastics
- › Rolled rubber
- › Scaffolding
- › Quartz slabs
- › Spooled chains

## What Are the Different Types of Intermodal Equipment?

### › **Intermodal Containers**

Intermodal containers are large, rectangular boxes that look a lot like truck trailers, except they don't have wheels. Containers can be transferred between ships, trains and trucks without unloading or reloading the cargo. When they travel by rail, they are loaded onto well cars. When they travel by truck, they are loaded on a chassis. Containers can range in length from 20' to 53' and can be dry or refrigerated. Containers can be stacked on top of each other for efficient storage or stacked one on top of another during rail transport.

### › **Intermodal Tanks**

Intermodal tanks are 20-foot or 40-foot cylindrical tanks that can be filled with liquid goods such as fruit juices, liquors, solvents and other chemicals. ISO tanks, as they are commonly referred to, can be used to move freight domestically (between U.S. cities) as well as internationally, moving on ships just like intermodal containers. IOS tanks can also can be transferred between ships, trains and trucks without unloading or reloading the cargo. When they travel by rail, they are loaded onto well cars. When they travel by truck, they are loaded on a chassis. ISO tanks can be stacked on top of each other for efficient storage or stacked one on top of another during rail transport, depending on the commodity.

### › **Trailers**

Trailers are the part of an over-the-road truck that holds freight. Trailers have their own rear wheels and hook up to a chassis to travel on roadways. To move by rail, trailers are loaded onto flatcars. Like containers, trailers can be transferred between trucks and rail cars. However, because they have wheels, they cannot be stacked.

### › **Chassis**

A chassis is the frame underneath a truck to which other truck components are mounted. A truck chassis has its own tires, allowing containers to be mounted on them for over-the-road travel. Chassis can come in a variety of sizes to fit different sized containers.

## What Are the Different Kinds of Containers?

Containers generally fall into two categories: domestic and international.

#### › **International containers**

International containers are usually 20- or 40-feet in length. These containers are used for international/overseas intermodal shipments. They are transferred between cargo ships, trucks and trains, with the product staying in the same container for the entirety of the trip.

#### › **Domestic containers**

Domestic containers are typically 53 feet in length and can either be dry or refrigerated and are used for domestic intermodal shipments. Although shipments that travel in domestic containers are bound for inland (i.e., "domestic") destinations, the products that travel in them may still arrive from overseas. In this instance, products arrive at a port on cargo ships in 20- or 40-foot international containers. Then, they are transferred to 53-foot domestic containers at a cross dock facility, transload facility or distribution center. From there, products travel to their final inland destination.

## What Does Intermodal Equipment Look Like?

› **Intermodal containers** look like large, rectangular boxes. In fact, they are often referred to as "boxes." Intermodal containers have doors at one end that can be sealed and locked. They are made of very strong corrugated steel panels that keep the products inside safe from the environment and damage. Containers are always 8-feet wide, but their length and height varies by container type. Container length can range from 20 to 53 feet and container height can range from 8 feet to 10 feet 6 inches.

› **Trailers** look similar to containers but have wheels attached to the back. They look like the back of a semi-truck that has been unattached from the cab.

› A **chassis** is a metal structure with rubber wheels attached.



## What Are Other Names for Intermodal Containers?

Other names for intermodal containers include:

- › Box
- › Cargo container
- › Freight container
- › ISO container
- › Shipping container
- › Sea container
- › Ocean container
- › Sea van
- › **Conex box**
- › Container van
- › Sea can
- › C can

## How Is Intermodal Equipment Loaded and Unloaded?

Intermodal containers and trailers are loaded and unloaded through double doors at the back end of the container or trailer. The way products are loaded or unloaded depends on the product. For instance, if products are palletized, they would be loaded or unloaded by a forklift.

Intermodal containers themselves are moved between transportation modes in a number ways, including:

- › Cranes
- › Forklifts
- › Straddle carriers
- › Reach stackers
- › Swap bodies
- › Sidelifters
- › Tilt deck trucks
- › Hook trucks



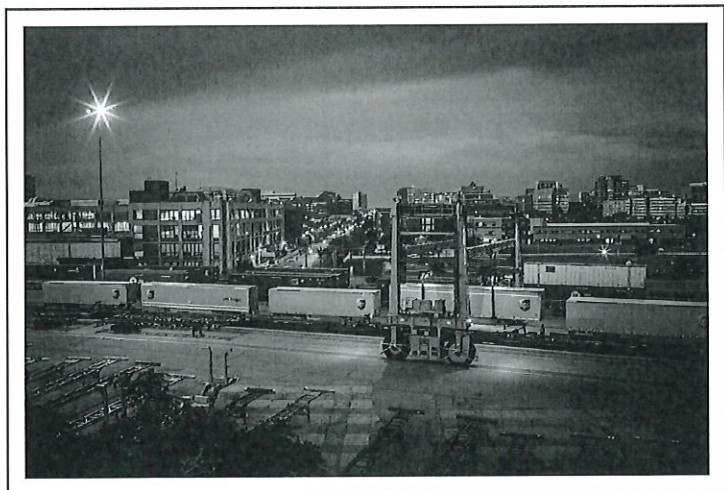
## Why Do Shippers Use Intermodal?

Because intermodal shipping allows shippers to use more than one mode of transportation, it allows them to take advantage of the benefits of each mode. For instance, rail is typically the most economical and environmentally responsible way to ship goods long distances. Trucks are flexible and make it such that shippers don't have to have railroad tracks at the origin or destination to ship by train. When shippers use intermodal, they can ship by train for the long haul and use trucks for first- and last-mile delivery and get the benefits of both rail and truck.

Shippers also use intermodal shipping for the available capacity to move their products. In fact, some railroads have programs that allow shippers to "reserve" capacity. For instance, Union Pacific's Mutual Commitment Program provides shippers with year-round committed capacity and consistent pricing. With more than 80,000 containers — the largest dedicated container fleet for domestic customers — Union Pacific and our rail partners can provide the capacity shippers need for domestic shipments.

## Intermodal Equipment Fun Facts

- › In 2012, there were about 20.5 million intermodal containers in the world.
- › When trailers ride on flat cars, rail fans call them "piggybacks."
- › When trucks haul containers, it's referred to as "drayage."
- › When you see a green intermodal container with EMP on the side, that's part of Union Pacific's interline container service with Norfolk Southern.
- › When you see a blue intermodal container with UMAX on the side, that's part of Union Pacific's interline container service with CSX.



## Learn More

To learn more about how intermodal can give you a more economical, environmentally responsible shipping solution, get in touch.

Want to learn more about other types of rail car equipment, including auto racks, boxcars, flatcars, hoppers and gondolas? Check out our rail car type guide.

### Related Articles

- › How to Keep Intermodal Shipments Safe
- › Rail Car Types Defined
- › Intermodal vs. Transloading
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- › Transportation Modes Revealed: A Comprehensive Look
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- › Quiz: Can Your Product Ship by Rail?

## "What Is Intermodal Equipment" Video

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What Is Intermodal Equipment?

