



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, April 26, 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:

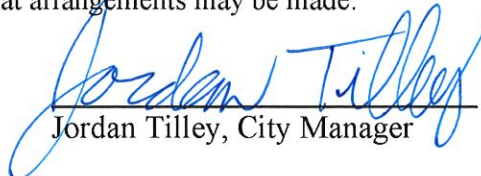
WELLS CITY HALL, 525 Sixth Street, Wells, Nevada
WELLS FIRE STATION, 516 Seventh Street, Wells, Nevada
WELLS POST OFFICE, 201 Castle Street, Wells, Nevada
WELLS RURAL ELECTRIC COMPANY, 1451 Humboldt Avenue, Wells, Nevada
SILVER SAGE SENIOR CITIZEN CENTER, 213 First Street, Wells, Nevada
ROY'S MARKET,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


Jordan Tilley, City Manager

TEL 775.752.3355 FAX 775.752.3419 wells-city-hall@frontier.com

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

**AGENDA
REGULAR MEETING
CITY OF WELLS BOARD OF COUNCIL
TUESDAY, APRIL 26, 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 (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. Discussion and possible action to approve Resolution 22-04, a Resolution and Order vacating Boaz Street, all of which is located within the City of Wells, Nevada, to the abutting property owner, Paul D. and Lori A. Bottari and Willian B. Shine et al. **FOR POSSIBLE ACTION**
7. Discussion and possible action to approve Resolution 22-02, Resolution setting water user rates and fees. **FOR POSSIBLE ACTION**
8. Discussion and possible action to deny or approve water leak credit for John Daneri. **FOR POSSIBLE ACTION**
9. Discussion about options to improve animal control. **FOR DISCUSSION ONLY**
10. Discussion and possible action to approve additional funding for Airport Apron project. **FOR POSSIBLE ACTION**

11. Discussion and possible action to approve additional funding for Woodhill's Drainage Project. **FOR POSSIBLE ACTION**
12. Discussion and possible action to approve additional funding for the new Wells Senior Center. **FOR POSSIBLE ACTION**
13. Claims Committee Report and possible action to approve financial statement. **FOR POSSIBLE ACTION**
14. 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.

15. 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

16. 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.

17. Adjournment

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

CALL TO ORDER

Date: Tuesday, April 12, 2022
Time: 7:00 P.M.
Place: Council Chambers, Wells City Hall
525 Sixth Street Wells, Nevada
Type of Meeting: Regular Meeting of City of Wells Board of Councilmen
Presiding Officer: Layla M. Walz, Mayor

ROLL CALL

Present: Layla M. Walz, Mayor
Robert Woolsey, Vice-Mayor
Jonathan Goolsby, Councilman
Chris Micheli, Councilman

Absent: Laura Moore-DelRio, Councilwoman

Quorum: Yes

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

PLEDGE OF ALLEGIANCE

Mayor Walz led everyone in the Pledge of Allegiance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Woolsey made a motion to approve meeting minutes dated March 22, 2022. Goolsby provided the second and motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

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

COUNCILMEN'S REPORTS

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

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

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

STAFF REPORTS

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

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

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

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

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

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

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

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

CITIZENS TO ADDRESS THE COUNCIL

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

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

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

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

ADJOURNMENT

The meeting adjourned at 8:22 p.m.

LAYLA M. WALZ, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk

**CITY OF WELLS
RESOLUTION NO. 22-04**

**A RESOLUTION AND ORDER VACATING BOAZ STREET, ALL OF WHICH IS
LOCATED WITHIN THE CITY OF WELLS, NEVADA, TO THE ABUTTING
PROPERTY OWNER, PAUL D. AND LORI A. BOTTARI AND WILLIAM B. SHINE ET
AL**

Upon introduction and motion by Councilman _____ and seconded by Councilman _____, the following Resolution was passed and adopted:

WHEREAS, the Wells City Council, at a regular meeting held on April 12, 2022, unanimously voted to accept the submitted petition for vacation and further directed City Staff to continue with the vacation process,

WHEREAS, the Wells City Council finds that a Notice of Intent to vacate Boaz Street, Wells, Nevada was published and mailed by priority mail with confirmation of delivery to all affected property owners, as required by law, as more fully appears from the Affidavit of Publication and Mailing Confirmation(s) on file in the Clerk's Office of the City of Wells; and,

WHEREAS, at the time and place set in the Notice, to-wit: the hour of 7:00 p.m. on May 10, 2022, in the City Hall Council Chambers, Wells, Nevada, a hearing before the Wells City Council was duly held and no persons having appeared to object to the proposed vacation and the City Council having deemed it for the best interests of the City and the public that the area be vacated and that no person or persons would be materially injured thereby; and,

WHEREAS, it appearing to the satisfaction of the Wells City Council that Boaz Street containing approximately 27,019 square feet, situate in the City of Wells, Nevada, is not required for public use and convenience and that vacation thereof will inure to the benefit of the City of Wells and be for the best interest of the City and the public, and that neither the public nor any person will be materially injured thereby; the legal description is set forth in Exhibit A with the map as Exhibit B attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE WELLS CITY COUNCIL as follows:

I.

That Boaz Street in the City of Wells, Nevada, described and shown on Exhibits A and B, respectively, attached hereto, be, and the same is hereby vacated upon fulfillment of the following conditions:

- 1. The applicant is responsible for all costs associated with the recordation of the vacation.**

2. **Written response from all non-City utilities is on file with the City of Wells regarding the vacation in accordance with NRS 278.480(6) before the order is recorded.**
3. **A water line utility easement for the existing water line in the area to be vacated must be approved by the City and recorded.**

That, subject to the conditions set forth in this Resolution, all right, title interest and estate of the City of Wells in Boaz Street located in the City of Wells as described and shown on Exhibits A shall be vacated and title vested to **Paul D. and Lori A. Bottari and William B. Shine Et Al**, as owners of the parcels abutting the property being vacated, provided further that this vacation and the title of the abutting owner received pursuant thereto, shall be subject to all poles, lines, cables, pipes, drains, utility installations and easements existing on the date the vacation is recorded.

II.

That the City of Wells and the Wells City Council, officers and employees thereof, make no warranties, covenants, representations, or guarantees as to the validity of this vacation procedure, or as to the right, title, interest or estate, if any, any person or entity may acquire as the result thereof.

III.

That the City Clerk of the City of Wells shall certify the copy of this Resolution and this Resolution shall be recorded upon fulfillment of the above noted conditions, in the Office of the County Recorder of Elko County, Nevada, and be endorsed upon the proper map or plat on file in the Office of said County Recorder, so as to clearly indicate thereon the vacation of Boaz Street as described and shown on Exhibits A and B attached hereto, situate in the City of Wells, Elko County, Nevada.

IT IS FURTHER RESOLVED AND ORDERED that this Resolution shall not be signed and recorded until the conditions are satisfied.

IT IS FURTHER RESOLVED AND ORDERED that upon the above conditions being complied with that this Resolution shall be signed by the Mayor and attested to by the City Clerk.

PASSED AND ADOPTED this _____ day of _____, 2021.

CITY OF WELLS

By: _____
LAYLA WALZ, MAYOR

ATTEST:

SAMANTHA NANCE, CITY CLERK

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

Exhibit "A"

Area of Roadway between Parcels C & D of the Pacific Addition Map as delineated as Subdivision Map No. 32722, more particularly described as follows:

Beginning at southwest corner of said Parcel D, said point being South 89°38'08" West 665.62 feet along the section line and North 2,023.29 feet from the South Quarter Corner of Section 9, Township 37 North, Range 62 East, MDB&M, and running;

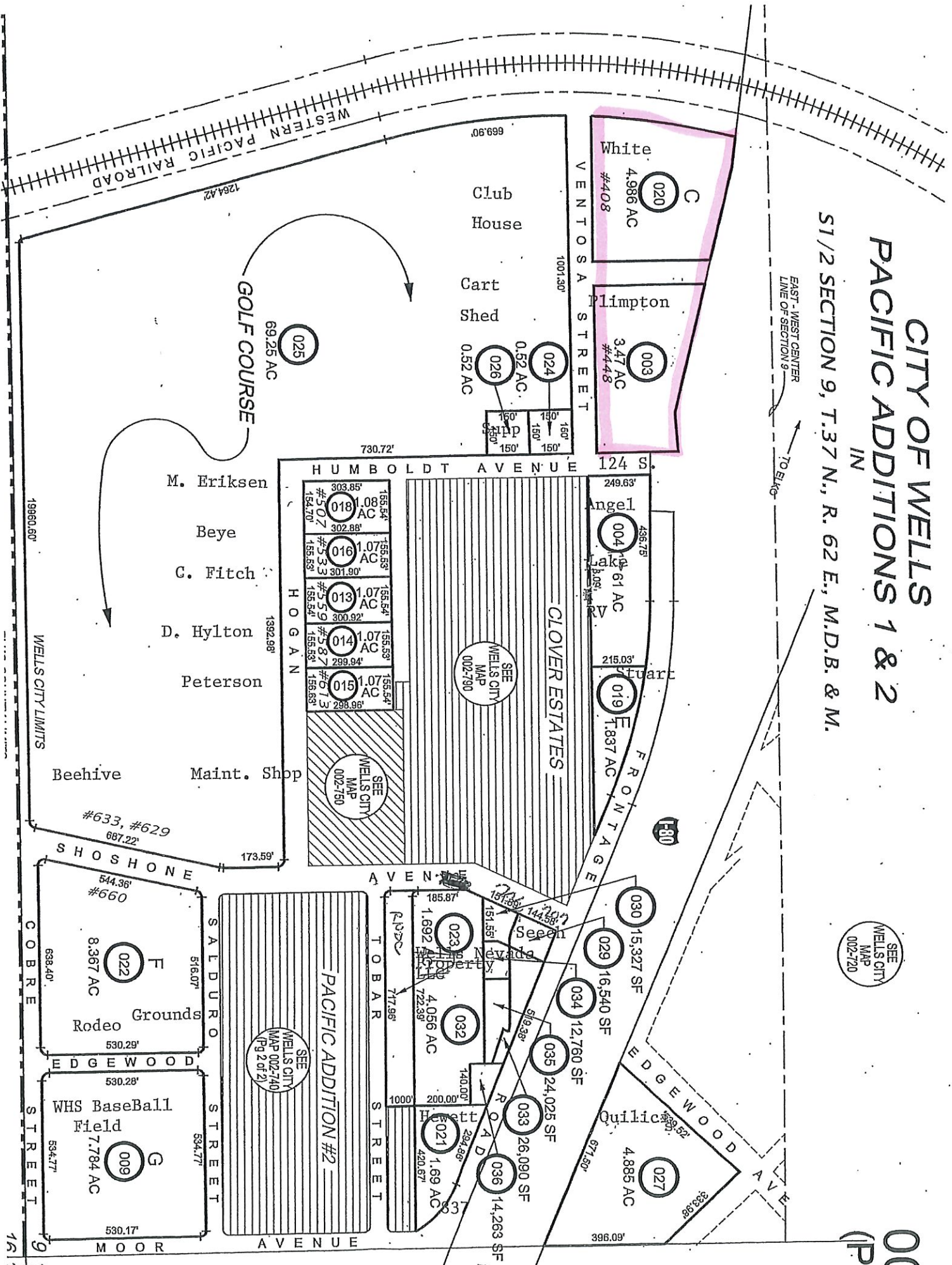
thence South 89°50'28" West 95.00 feet to the southeast corner of said Parcel C;
thence northerly the following (2) courses along the easterly line of said Parcel C;
thence Northeast 23.56 feet along an arc of a 15.00 foot radius curve to the left (center bears North 00°09'32" West, long chord bears North 44°50'28" East 21.21 feet with a central angle of 90°00'00");
thence North 00°09'32" West 331.12 feet to the southerly line of Interstate 80;
thence South 77°29'56" East 81.99 feet along said southerly line of Interstate 80 to the westerly line of said Parcel D;
thence South 00°09'32" East 328.15 feet along the westerly line of said Parcel D to the Point of Beginning.

Containing 27,019 square feet or 0.62 acres.



CITY OF WELLS PACIFIC ADDITIONS 1 & 2

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



GOLF COURSE

White
#408
4.986 AC
C 020

Plimpton
#448
3.47 AC
003

Club House
Cart Shed
0.52 AC
024
0.52 AC
026

M. Eriksen
Beye
G. Fitch
D. Hylton
Peterson
Beehive
Maint. Shop

HUMBOLDT AVENUE 124 S.
CLOVER ESTATES
FRONTAGE ROAD
SEE WELLS CITY MAP 002-790
SEE WELLS CITY MAP 002-750

SHOSHONE AVENUE
#633, #629
687.22'
#660
8.367 AC
022
Rodeo Grounds
530.29'
EDGEWOOD STREET
WHS Baseball Field
7.784 AC
009
530.17'

PACIFIC ADDITION #2
TOBAR STREET
RODNEY STREET
EDGEWOOD AVENUE
023
1.692 AC
032
4.056 AC
021
1.69 AC
033
26,090 SF
036
14,263 SF
030
15,327 SF
029
16,540 SF
034
12,760 SF
035
24,025 SF
033
26,090 SF
036
14,263 SF
027
4.885 AC

SEE WELLS CITY MAP 002-720

SEE WELLS CITY MAP 002-740 (Pg 2 of 2)

SEE WELLS CITY MAP 002-740 (Pg 2 of 2)

Upon introduction and motion by Councilman _____, a second by Councilman _____, the following resolution was duly passed and adopted:

**CITY OF WELLS
RESOLUTION NO. 22-02**

RESOLUTION SETTING WATER USER RATES AND FEES

WHEREAS, the City of Wells Board of Councilmen has the authority pursuant to Wells City Code, Sections 6-1-16 through 6-1-18, to change water user rate fees by resolution; and

WHEREAS, it has become necessary to change certain water meter reconnection fees because of costs incurred in conjunction with providing such services.

WHEREAS, it has become necessary to amend Resolution No 20-13 to correctly define reconnection charges for appropriate size meters.

THEREFORE, BE IT RESOLVED AND ORDERED BY THE BOARD OF COUNCILMEN OF THE CITY OF WELLS:

Until further resolution of the Board of Councilmen, the water user rates shall be in the amount set forth in the following fee schedule:

RESIDENTIAL:

- a. SINGLE FAMILY DWELLINGS (All meter sizes)
\$40.89 per month for 0-10,000 gallons used with the fee divided into two parts; \$25.49 for operation and maintenance and \$13.40 for debt retirement and \$2.00 for capital improvements. Thereafter, each 1000 gallons of water used in excess of 10,000 will be charged at \$1.30 per 1000 gallons.

- b. TRAILER SPACES (All meter sizes)
\$40.89 per month per trailer space for 0-10,000 gallons used with the fee divided into two parts; \$25.49 for operation and maintenance and \$13.40 for debt retirement and \$2.00 for capital improvements. Thereafter, each 1000 gallons of water used in excess of 10,000 will be charged at \$1.30 per 1000 gallons.

- c. INDIVIDUAL APARTMENT OR DWELLING UNITS (All meter sizes)
\$40.89 per month per apartment or dwelling unit for 0-10,000 gallons used with the fee divided into two parts; \$25.49 for operation and maintenance and \$13.40 for debt retirement and \$2.00 for capital improvements. Thereafter, each 1000 gallons of water used in excess of 10,000 will be charged at \$1.30 per 1000 gallons.

- d. TRAILER SPACES AND APARTMENT UNITS WHICH ARE VACANT FOR AN ENTIRE CALENDAR MONTH
Optional: \$13.40 monthly debt service charge and \$2.00 capital improvements, or complete water disconnection and reconnection charges for the appropriate size of meter. Charges will include cost of meter at time of ordering plus \$100 per hour of labor necessary, one hour minimum.
- e. ANY INACTIVE (TURNED OFF) METER
Optional: \$13.40 monthly debt service charge and \$2.00 capital improvements, or complete water disconnection and reconnection charges for the appropriate size of meter. Charges will include cost of meter at time of ordering plus \$100 per hour of labor necessary, one hour minimum.
- f. STATEMENT FEE All residential active and inactive accounts will be charged a \$1.00 statement fee. All accounts will have the options to opt out of monthly paper statement with Xpress Bill Pay to avoid the \$1.00 Statement Fee.

COMMERCIAL:

- a. 5/8, 3/4 or 1 inch meters
\$40.89 per month for 0-10,000 gallons used with the fee divided into two parts; \$25.49 for operation and maintenance and \$13.40 for debt retirement and \$2.00 for capital improvements. Thereafter, each 1000 gallons of water used over 10,000 will be charged at \$1.30 per 1000 gallons.
- b. 1 1/2 inch meters
\$106.15 per month for 0-10,000 gallons used with the fee divided into two parts; \$90.75 for operation and maintenance and \$13.40 for debt retirement and \$2.00 for capital improvements. Thereafter, each 1000 gallons of water used over 10,000 will be charged at \$1.30 per 1000 gallons.
- c. 2 inch meters
\$162.55 per month for 0-10,000 gallons used with the fee divided into two parts; \$147.15 for operation and maintenance and \$13.40 for debt retirement and \$2.00 for capital improvements. Thereafter, each 1000 gallons of water used over 10,000 will be charged at \$1.30 per 1000 gallons.
- d. 3 inch meters
\$312.80 per month for 0-10,000 gallons used with the fee divided into two parts; \$297.40 for operation and maintenance and \$13.40 for debt retirement and \$2.00 for capital improvements. Thereafter, each 1000 gallons of water used over 10,000 will be charged at \$1.30 per 1000 gallons.
- e. 4 inch meters
\$493.10 per month for 0-10,000 gallons used with the fee divided into two parts;

\$477.70 for operation and maintenance and \$13.40 for debt retirement and \$2.00 for capital improvements. Thereafter, each 1000 gallons of water used over 10,000 will be charged at \$1.30 per 1000 gallons.

- f. 6 inch meters
\$976.32 per month for 0-10,000 gallons used with the fee divided into two parts; \$960.92 for operation and maintenance and \$13.40 for debt retirement and \$2.00 for capital improvements. Thereafter, each 1000 gallons of water used over 10,000 will be charged at \$1.30 per 1000 gallons.
- g. COMMERCIAL UNITS WHICH ARE VACANT FOR AN ENTIRE CALENDAR MONTH
Optional: \$13.40 monthly debt service charge and \$2.00 capital improvements or complete water disconnection and reconnection charges for the appropriate size of meter. Charges will include cost of meter at time of ordering plus \$100 per hour of labor necessary, one hour minimum.
- f. ANY INACTIVE (TURNED OFF) METER
Optional: \$13.40 monthly debt service charge and \$2.00 capital improvements, or complete water disconnection and reconnection charges for the appropriate size of meter. Charges will include cost of meter at time of ordering plus \$100 per hour of labor necessary, one hour minimum.
- i. STATEMENT FEE All commercial accounts active and inactive accounts will be charged a \$1.00 statement fee. All accounts will have the option to opt out of monthly paper statement on Xpress Bill Pay to avoid the \$1.00 Statement Fee.

THAT all orders, resolutions or parts thereof in conflict with this Resolution are hereby repealed.

THIS Resolution shall become effective and shall be in force May 1, 2022.

PASSED, APPROVED AND SIGNED this 24th day of November, 2020.

CITY OF WELLS

By:

LAYLA WALZ, MAYOR

ATTEST:

SAMANTHA NANCE, CITY CLERK

VOTE: **AYES:** _____

NAYS: _____

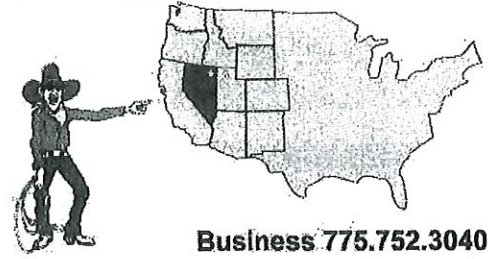
ABSENT: _____

Agenda item #8

Date of Meeting 4-26-22

BOTTARI REALTY INC

P.O. Box 368 | 1222 6th Street | Wells, NV 89835
paul@bottarirealty.com | lori@bottarirealty.com
www.bottarirealty.com



Business 775.752.3040
Residence 775.752.3809
Paul Cell 775-752-0952
Lori Cell 775-752-0962
Fax 775.752.3021

City of Wells Board of Council:

On 1/12/2022 Tom Thompson (Trail 40) was doing some work for Bottari Realty at 366 1/2 4th street when our tenant at 366 4th street notified him that there was a leak at the 366 4th Street duplex. Tom went to this area and evaluated it, and called in Navco to repair the water leak. Navco brought in a backhoe, dug up the leaking line, purchased material to repair it and covered it back up. This service cost the owner \$400.00 for this project to be completed. On or about 4/15/2022, a City of Wells bill was received for this address for \$719.50 due. We are hoping that you folks will review this; and consider what the owner as already put out for the repair, and grant the leak credit. We are including the following:

1. Repair invoice # 34551399
2. City of Wells Credit form
3. Copy of City of Wells water bill

Lori Bottari

*Lori Bottari, Realtor, ABR, GRI,
Property Manager
lori@bottarirealty.com
Bottari and Associates Realty Inc.
Web site: www.bottarirealty.com
NV License# S.30783
Office 775-752-3040
Cell 775-752-0962
Fax 775-752-3021*

CITY OF WELLS
UTILITY LEAK CREDIT FORM

Account Number 577.5

Customer Name Juan Davari Managed by Better Realty

Service Address 366 4th Duplex Units A&B

Has the leak been fixed/what was done to repair leak

Yes - New Construction used backflow
Asupline

Were you notified by the City of Wells regarding your leak NO / front called & Fair 40
Disposal white work next door.

Credit amount you are asking for _____

All leak credits will be approved by the Board of Council.
Applying for leak credit doesn't mean you will receive a credit.
City of Wells will only give credit leak for months we don't read meters.
City will not grant leak credit for negligent customers.
Maximum credit you may receive is \$250.00.
This is a onetime credit per account.

Signature In Better Realty Manager Date 4/5/22

City Council Agenda Date _____

Official Use Only _____

Staff Comments _____

Navco Construction
PO Box 869
Wells, Nevada 89835

INVOICE #

1/31/2022

34551399

BILL TO

TRAIL 40
PO Box 112
Wells, Nevada 89835

P.O. No.

Terms

Net 30

QUANTITY	DESCRIPTION	RATE	AMOUNT
1	Water line repair at 366 4th Street 1/12/2022 Repair water line. Price includes labor and materials.	400.00	400.00
PLEASE PAY FROM INVOICE		Total	\$400.00

Phone #

(775)752-3267

CITY OF WELLS
 P.O. BOX 368 525 SIXTH STREET,
 WELLS, NV 89835

FIRST CLASS MAIL
 U.S. POSTAGE
 WELLS, NV
 PERMIT NO. 99

SERVICE TO		ACCOUNT NO		DUPLICATE	
03/31/2022		.577.5		04/15/2022	
METER READINGS			USED	CODE	AMOUNT
PREVIOUS	PRESENT				
7,415,050	7,937,250	522,200	WA		599.84
10/26/2021	03/28/2022		DS		30.80
			SW		50.00
			GB		8.30
			PU		29.56
			SF		1.00
			PE		.00

Wells blue bin dump opening for the season April 13, 2022.
 COMMUNITY CLEAN-UP/FREE DUMP DAYS - April 14-16,
 2022 11 a.m. - 3 p.m. for city residents only. Fees apply for
 large loads & county residents

ACCOUNT NUMBER .577.5 719.50

366 FOURTH STREET (DUP)

DUPLICATE	
04/15/2022	
ACCOUNT NO:	AMOUNT DUE
.577.5	719.50

Return Service Requested

JOHN DANERI
 C/O BOTTARI REALTY
 P.O. BOX 368
 WELLS NV 89835-0368

Leak

*log to City
 HAD
 Leak
 Report
 by Nando
 Contractor*