

**MINUTES OF WELLS CITY COUNCIL
MEETING OF APRIL 25, 2017**

CALL TO ORDER

Date: Tuesday, April 25, 2017
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
Laura Moore-DelRio, Councilwoman
Tamrah Jackson, Councilwoman
Yvonne Stuart, Councilwoman

Absent: Cindy Fuller, Vice-Mayor

Quorum: Yes

Staff Present: Heather Iveson, Utility Clerk
Sherry Justus, Deputy Clerk
Jason Pengelly, Public Works Director
Jolene M. Supp, City Manager/Clerk
Patti Zander, Deputy Clerk

PLEDGE OF ALLEGIANCE

Sherry Justus led everyone in the Pledge of Allegiance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Jackson made a motion to approve meeting minutes of April 11, 2017. DelRio seconded the motion and the motion passed with Stuart abstaining.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE LEAK CREDIT FOR
RICK AND LYNDA SHARP**

Minutes of Wells City Council
Meeting of April 25, 2017

Walz stated a letter had been received from the Sharp's requesting a credit for an outside leak. Supp stated the Sharp's had a previous commitment and could not be at the meeting and the leak was promptly fixed. After discussion, Stuart made a motion to credit the Sharp's \$105.00. After further discussion, Stuart amended her motion to credit the Sharp's \$110. DelRio seconded the motion and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE PROPOSAL FROM NEVADA PRESERVATION TO NOMINATE THE EL RANCHO HOTEL TO THE HISTORIC REGISTER AND PRODUCE A HISTORIC TAX CREDIT APPLICATION

Supp began that this item had been on a previous agenda and no decision had been made due to the fact the City wanted to wait and see if funding would be available through a CDBG grant. Supp continued that the decision had been delayed but was happy to report that on April 18, 2017, the City of Wells was awarded \$140,000 for the stabilization of the El Rancho building. Supp took the online prerequisite courses from FEMA to be able to attend training on hazardous mitigation on May 8, 2017. If this training is attended, a grant can be submitted for seismic retrofit of that building - solidifying all the exterior unreinforced masonry and repointing all of the bricks. If the City were to be funded by FEMA, there should be ample funding to totally secure the exterior of the building including the roof, gaping holes and sheer walls. It is thought the \$140,000 will do all the sheer walls and may do some repointing. Being a two story building, there are some issues with access to the rear of the building that may affect the bid.

This proposal would nominate that building to the historic register which would open it up for historic tax credits and make state historic preservation money accessible. Two weeks ago, Supp testified in Carson City for the Main Street Program. It appears Governor Sandoval is going to adopt the Main Street Program which creates not only a State of Nevada fund for half a million dollars, but also opens the door to national trust funds. Currently the City is not eligible for these funds because the State doesn't have a Main Street Program. Doors are opening for funding for this building if the Board wants to nominate this building to the national register. Walz thinks it is an excellent idea and provides more grant money and less tax payer liability to get the building up and going.

The State of Nevada anticipates that it could take about 100 hours of work to get the tax credits and get that building on the historic register. More work needs to be done on the research of the building which will provide more information on the tax credit portion. Stuart asked how long it would take to get this done and Supp thought it would be two to three months to complete the nomination. Stuart thought it was a worthwhile project to breathe life into the downtown area and is in favor of the proposal.

Jackson and DelRio both wanted to know what the plan was for this building once it is repaired and up to code. Supp stated the building would be a business incubator. Supp continued that Naveran has reached out to several home based crafters who could start a

micro-business and have a booth in this building. The CDBG grant was a grant that suggested eight to ten jobs would be created in this business incubator. The other intention is for NNRDA to have space for business counseling and training. The restaurant section could be used to incubate a startup restaurant business. The City would only be offering space in the building and those that choose to use the space will decide how to manage this space and the City would not be involved in the management. The vendors will be paying space rent for the space they use. Supp stated before the grant was written, having a management company handle this was discussed and the City would work with the management company.

Supp continued that the upstairs would be phase three and the last phase. The upstairs could be loft apartments as long as there was compliance with fire regulations. DelRio was not aware a historic building could be lived in. Supp stated as long as no changes are made to the visual looks and approval was received from State Historic Preservation it would be allowed. Loft apartments will be evaluated but it may be easier to use the upstairs for storage and not allow public access. Walz would like to see loft apartments as long as all fire regulations could be met. Supp stated she has two different restaurants wanting to move to Wells. DelRio stated her vision is that the whole point is getting residents of Wells to fill this space and the restaurant. Supp stated she hasn't had any residents of Wells that are wanting to run a restaurant at this time. Supp continued that the Board can decided to give priority to local residents. Walz added that even if it were someone who had an established restaurant, there would still be a need for local management and employees. Jackson stated that the time in the restaurant should be limited to give others the opportunity to use the restaurant. Stair step rent may be an option with rent being low in the beginning, then going up during the time in the restaurant. Stuart thought the upstairs would be good for a photography studio.

DelRio wanted to know how the booths would be structured to maintain the historical integrity. Supp stated the booths would be in the back room off the restaurant with the knotty pine paneling. Supp stated there could be up to eight booths which may only consist of one table each. The bar area would be great for a coffee bar with Wi-Fi available. Stuart made a motion to approve the proposal from Nevada Preservation to nominate the El Rancho to the Historic Register and produce a Historic Tax Credit Application. DelRio seconded the motion and the motion passed unanimously.

CONTINUED DISCUSSION AND POSSIBLE ACTION TO DETERMINE COURSE OF ACTION FOR EMPLOYEE HEALTH INSURANCE TO INCLUDE PLAN(S), DEPENDENT OPTIONS AND AMOUNT TO BE PAID

Supp began that she and Justus sat in on another teleconference regarding the health insurance options. On page three of the proposal, the Sierra Health and Life with the HSA would require the Board to create a health savings account for each of the employees with the City putting \$1,000 into each HSA, which would be employee owned. The only issue would be the cash flow and determining when money would be

put into the account, whether it be monthly, quarterly or annually. Employees enrolled in Medicare cannot have health savings accounts and that applies to one employee. The employee can put more money into their own HSA pre-tax with the IRS maximum being \$3,400, over fifty is \$4,400. There is a lot of flexibility with an HSA and could be used toward the deductible, the 20% co-pay, or prescriptions. Supp added that Sierra Health & Life does not have a good reputation for paying claims.

Pengelly had questions regarding the HSA, prescriptions and whether St. Lukes and U of U are in network. Supp stated there has been no information received on that yet. Walz pointed out on the next page the Solutions PPO Silver has better prescription coverage. Supp stated the plan that the City has with Prominence is no longer available. Jackson stated after looking at all of the options, the Sierra health PPO Silver 30/2000/100% is probably the closest to what the employees currently have and still covers prescriptions and basic doctor visits at a reasonable cost with a minimal increase overall.

DelRio thought before a decision is made the employees should look at their doctors and see if they are in network to see how this will affect them. Supp thought it would be good to meet with the employees and talk about these policy options. Jackson stated she had an HSA before and it seemed like a good idea at the time. Jackson continued that if you are healthy, it is a good benefit but if there is anyone with any restrictions, high cost medications or doctors who are specialists, it can be gone in a month. Jackson likes the Silver 30 on the 4th page because it gives better coverage. Stuart thinks it needs to be studied more and explained to the employees. Walz would like to see a side by side comparison of the options from Sierra Health.

DISCUSSION AND POSSIBLE ACTION TO APPROVE SOCIAL MEDIA POLICY

Supp stated that a rough draft of this policy was brought to the Board a couple of months ago. Changes have been made and Supp is suggesting there be one administrator, the communication goes through the administrator and the administrator puts it on social media with Supp's approval. Supp added that Naveran would be the administrator. Supp stated there will have to be a backup file to be able to reproduce what is put on social media. The State requires a paper file of what is posted by the City and compliance with NRS. Supp stated the City has been working with Carson City and their policy on Facebook. Anything that is discriminatory or has profanity will not be allowed and there will be no friend requests. DelRio moved to adopt the City of Wells Social Media Use Policy. Jackson seconded the motion and the motion passed unanimously.

CONTINUED DISCUSSION CONCERNING THE FLOOD ON FEBRUARY 8, 2017 AND MATTERS THEREOF

Supp stated that FEMA has denied individual assistance to flood victims and Governor Sandoval is appealing that decision. When Supp was in Carson City a week ago, Supp

met with FEMA and the staff was frustrated it had not been approved and were cautiously optimistic. More public assistance could be available in the form of grants and hazardous mitigation protection grants. With the appeal, SBA is delayed until that decision is made.

CLAIMS COMMITTEE REPORT; ACTION TO APPROVE FINANCIAL STATEMENTS

Jackson made a motion to approve Warrant Register dated April 12, 2017 to April 25, 2017 in the amount of \$84,807.76. Del Rio seconded the motion and the motion passed unanimously.

COUNCILMEN'S REPORTS

Stuart will be at the Rural Roundup Thursday and Friday.

STAFF REPORTS

Supp reminded everyone of the Recreation Meeting tomorrow at 7 p.m. Better City will be here and suggested everyone tell their friends.

The kickoff meeting for the geo-probing will also be tomorrow with water testing and temperature probing on wells Supp has received permission to test.

The Angel Lake RV account has been transferred to a lien holder. The lien holder called and said everything is not final yet. Supp stated disconnect notices will go out tomorrow and there will be a written demand to make sure it is understood if the bill is not paid, service will be disconnected. Two weeks after the new meter was installed, 48,000 gallons had been used. The leak has not been isolated.

KTVX was out a week ago and met with the mayor and Supp and discussed the earthquake. The broadcast will be on May 1 and 2, 2017.

Free dump day will be this weekend.

Walz stated the decision to delay community serve day this weekend has been made due to the weather.

Pengelly informed the Board that Tony Prado passed his D1 test.

Justus stated fifty bricks have been sold and to get your bricks ordered as this is the last week to order.

Walz added she attended the crab feed this last weekend and the building was packed. The restrooms were not functioning well and there is a spot by the pro shop that could be an ankle twisting hole and something is going to have to be done with that building.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

ADJOURNMENT

The meeting adjourned at 8:32 p.m.

LAYLA M. WALZ, Mayor

ATTEST:

JOLENE M. SUPP, City Manager/Clerk