

**MINUTES OF WELLS CITY COUNCIL
MEETING OF OCTOBER 24, 2017**

CALL TO ORDER

Date: Tuesday, October 24, 2017
Time: 7:07 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
Cindy Fuller, Vice-Mayor
Laura Moore-DelRio, Councilwoman – arrived at 7:05 p.m.
Tamrah Jackson, Councilwoman
Yvonne Stuart, Councilwoman

Absent: None

Quorum: Yes

Staff Present: Sherry Justus, Deputy Clerk
Jolene M. Supp, City Manager/Clerk

PLEDGE OF ALLEGIANCE

Sherry Justus led the Pledge of Allegiance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Fuller made a motion to approve meeting minutes of October 10, 2017. Stuart seconded the motion and the motion passed with Jackson abstaining.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**JOANNE STORMS TO GIVE PRESENTATION REGARDING JOIN INC. AND
THE SERVICES THEY PROVIDE TO WELLS RESIDENTS AND BUSINESSES**

Joanne Storms, Regional Manager of JOIN came forward and gave some history on JOIN, a business that has been in Northern Nevada for almost forty years. JOIN is a tuition assistance program with classes on line as well as at Great Basin College, at no cost. There is also a special work experience program for eighteen to twenty four year olds. For someone JOIN eligible and going through the JOIN program, the employer can be reimbursed the first twelve weeks of wages. JOIN is not a temp agency and the goal is to hire permanently. One of the requirements for the eighteen to twenty four age bracket is that a person has to be income eligible and not to exceed \$6,030 in the last six months as well as other requirements. If an interested party contacts JOIN, they can be screened to see if they are eligible. Anyone age eighteen to one hundred eighteen is a separate and stricter program. The eligible income is doubled to \$12,060 and training can be paid for. Storms left information for anyone interested.

DISCUSSION AND POSSIBLE ACTION TO ACCEPT OR DENY SPECIAL LIQUOR LICENSE FOR WELLS FAMILY RESOURCE CENTER FOR THE FESTIVAL OF TREES ON DECEMBER 1, 2017

Walz stated that this is an annual application for one night of wine tasting and the Sheriff's office recommended approval. Stuart made a motion to approve the special liquor license for the Family Resource Center for December 1, 2017. Jackson seconded the motion and the motion passed unanimously.

CONTINUED DISCUSSION OF GOLF PROFESSIONAL AGREEMENT WITH CAMERON HUFF. DISCUSSION AND POSSIBLE ACTION TO ENTER INTO AGREEMENT FOR NOVEMBER 1, 2017 TO OCTOBER 31, 2018

Walz stated everyone had a copy of the contract at the last meeting but a few changes had been made. Supp stated that one change was removing the million dollar liability clause that is not needed with the City taking in all the revenue. Supp continued that there is a page in the packet with a pink line through it that is replacing page nine of the existing contract. This will only be changing the date of the first payment in November, with the monthly payment being split into two payments and then in December, the monthly payment will be made on the fourth Wednesday of the month through October 2018.

Supp stated there will be a spread sheet tracking month by month for the different events. Walz added it will be nice to know what the golf course is capable of as far as revenue. Fuller asked if fees were charged for events held at the golf course. Supp stated no, because the board did not approve fees for public buildings or facilities other than the pavilion. Fuller thinks that is something that is needed especially if it is used during the winter as costs will go up. Stuart made a motion to accept the contract as presented, to have an agreement with Cameron Huff as the golf professional for the next year with the wages as proposed. Jackson seconded the motion and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO ACCEPT OR DENY HEALTH SERVICE AGREEMENT WITH NEVADA HEALTH CENTER OR DAVE WHITE P.A.

Supp recused herself as her daughter has been contacted by both entities and left the meeting. Walz reminded everyone that she had sent a letter to Nevada Health Centers that everyone had a copy of at the last meeting. A response had been received as well as an adjusted contract. Walz was able to talk to NHC today regarding concerns of the three days a week and \$40,000 fee and had a response dated today. NHC is basically saying there would be no cost to the City if there are eleven patients per day for five days a week and could offset some of the expenses by exploring other business opportunities.

Walz thinks a private entity has more incentive to succeed. DelRio thought NHC was setting themselves up for failure with the eleven patients a day and if they don't make their quota, the City will have to pay. White plans to start five days a week and his long term goal is to be open seven days a week and have a second provider. Fuller added that White does need \$60,000 for an x-ray machine. Walz stated that NHC told her today that they would not be providing a mobile x-ray machine and may use the one at the clinic if it was compatible and would expect the City to replace the x-ray machine. White wants to try out the x-ray machine in the Spring Creek clinic first before the City commits any funds. The equipment can be leased for the Wells clinic and would not have to make any plans until close to opening. Walz stated maybe research needs to be done on grants to see if there are any available for rural communities to help with medical expenses.

Fuller asked if the City would be willing to purchase equipment to do tele-medicine. Walz stated that is unknown at this time. Jackson thinks the tele-medicine should be down the road as either provider is in their infancy with tele-medicine. DelRio added that tele-medicine will still require a trip to Elko to pick up a prescription. White is working with a medical group out of Salt Lake City that is exploring tele-medicine options and may look into doing some type of tele-medicine.

DelRio stated that with NHC, the City will be in a binding contract with loop holes that favor NHC and is not comfortable with what was presented verbally. DelRio continued that the contract has several contradictions from what the City was told. Walz thought initially NHC was going to be a wonderful service for the community but after talking to other communities who have NHC, more negative has come to light. Stuart added that a council member from Carlin stated NHC has a hard time getting providers in Carlin. Stuart made a motion to accept Dave White's contract to occupy the City's medical clinic with his staff. DelRio seconded the motion and the motion passed unanimously.

There was a five minute recess.

CLAIMS COMMITTEE REPORT; ACTION TO APPROVE FINANCIAL STATEMENTS

Fuller made a motion to approve Warrant Register dated October 11, 2017 to October 24, 2017 in the amount of \$144,127.35. Stuart seconded the motion and the motion passed unanimously.

COUNCILMEN'S REPORTS

Fuller announced that she and her husband have closed on a home outside of the city limits and will be offering her resignation sometime next month.

Stuart attended a meeting pertaining to county wide events that will go into an Elko County calendar to help market these events.

Walz reminded everyone that the City will be closed Friday for Nevada Day. Walz also stated the fall crab feed is scheduled for October 28, 2017 which will be a fund raiser for the golf association and Resource Center.

STAFF REPORTS

Supp informed the Board that Bill Rodriguez had approached her as to if the Board would consider a marijuana dispensary and change the zoning. Rodriguez felt it would be a money maker for the City through the excise tax.

Supp continued that there were eighteen Australians here a couple of weeks ago who did a tour of Long Canyon Mine and looked at businesses affiliated with mines. Supp showed them the Economic Development video and handed out copies of the visitor relocation guide. Sheldon Mudd, Mining Specialist for GoED, reported there was positive feedback and three or four interested in Wells not realizing that Wells offers all that it does and would consider Wells over Elko for an expansion project.

Supp stated that Pam Boorda with NNRDA has offered her resignation effective the end of the year. Sheldon Mudd will step into that position effective November 27, 2017 being able to spend the last month with Pam Boorda. Pete Walsh with GoED has resigned effective immediately. Supp inquired if five applicants had been received for the Main Street Program and the answer was no. Supp does not know who will be replacing Pete Walsh but does know Steve Hill who is the Governor's appointed economic development person will be offering his resignation early next spring. The whole Economic Development is up in the air. Supp had a teleconference with Better City who has done a lot of work with Pete Walsh in laying a path for Wells which is now up in the air. The requests for the 2018 CDBG totaled eight million dollars for the 2.6 million available.

Better City has a nondisclosure with an organization that had talked about development in Wells. The person Better City had been working with has been reassigned and now there is a new project manager out of Los Angeles. The fees have been reduced to the City of

Wells to \$2,000 a month because this process is taking longer and cannot move as fast as originally hoped.

The drill rig is in place and fifty one feet in the ground as of tonight and will go down another sixty or seventy feet tomorrow and start the cement casing. The geothermal geologist will be here Monday when the major drilling starts. There should be unofficial results a week from Friday.

The City is accepting bids on the El Rancho and has had two contractors pick up bid packages.

The hospital has been removing their property from the medical clinic. Supp went through the clinic yesterday and several items that were on the original inventory list are no longer there. NNRH updated the facility with their own things and in the process of removing their things, left the City with nothing. The lobby chairs as well as an ER bed are gone. NNRH was not aware there was an inventory list and asked for a copy.

Supp stated that Pengelly was out working on a water leak. The crew is busy blowing out sprinklers, getting prepared for winter as well as brushing a lot of drainage ditches and assessing drainage areas. Supp had a teleconference with FEMA as well as the State of Nevada on the drainage and are offering to do a hydrologic study for the City and asked if there were any areas of concern. Supp informed them of the areas of concern. A scope of work has been prepared and money allocated to FEMA for that work and will include that in their Elko County work for next spring.

Supp told Better City that housing was still one of the biggest challenges. Supp stated the mine will be doubling their employees in the next year or two with phase two.

Justus stated that staff is at the Caselle Conference. Public Works attended the water meeting that was held on Monday and Supp is working on evaluations.

CITIZENS TO ADDRESS THE COUNCIL

Mike Pace stated it would be a huge mistake to open a marijuana dispensary. Walz would like to see if Legal Counsel could write up a summary of the laws. Supp stated that on the Nevada Department of Taxation, there are frequently asked questions at marijuana.nv.gov as well as the seventeen page application. Supp continued that Colorado has had their challenges. DelRio had an opportunity to spend a week in Denver and would never, by choice, go back to downtown Denver. Walking in downtown Denver leaves you smelling like a skunk. The business district is intertwined and there are CEO's in business suits and briefcases and then you have people doing their own thing on the corner. Supp had also heard that at public events, there is open use of marijuana. Stuart added that in conversation with Colorado residents, the tax revenue received from the marijuana sales did not even pay for the increased cost of law

enforcement. Supp stated there is a zoning code adopted that excludes any of those activities and the Board would have to repeal and/or amend that zoning code to bring in a dispensary.

ADJOURNMENT

The meeting adjourned at 8:24 p.m.

LAYLA M. WALZ, Mayor

ATTEST:

JOLENE M. SUPP, City Manager/Clerk