

**MINUTES OF WELLS CITY COUNCIL
MEETING OF NOVEMBER 14, 2017**

CALL TO ORDER

Date: Tuesday, November 14, 2017
Time: 7:01 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: None

Quorum: Yes

Staff Present: Sherry Justus, Deputy Clerk
Samantha Naveran, Administration
Jolene M. Supp, City Manager/Clerk
Patti Zander, Deputy Clerk

PLEDGE OF ALLEGIANCE

Tamrah Jackson led the Pledge of Allegiance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Stuart made a motion to approve meeting minutes of October 24, 2017. DelRio seconded the motion and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**DISCUSSION AND POSSIBLE ACTION TO BUYOUT GOLF COURSE
INVENTORY AND EQUIPMENT FROM GOLF MANAGER DON MCDONALD,
REVIEW OF CONTRACT PROVISIONS FOR BUYOUT**

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Supp stated that McDonald had provided an inventory list from the golf course. The only issue is with the Directv Equipment. Directv stated the City could not buy and use the equipment and McDonald had to turn the equipment back in to Directv. Supp stated that she and McDonald need to get together and call Directv to see what has to be done as far as either acquiring the equipment or getting new equipment.

Six years ago when McDonald took over managing the golf course, McDonald purchased equipment and logo merchandise from the City. In Section 17.3 of McDonald's contract, it reads that the City of Wells will purchase all of the Chimney Rock logoed merchandise at the end of the contract. Supp had McDonald put all of the merchandise on the list, whether logoed or not because McDonald was very good to the City and is leaving a lot of things behind. Supp recommended the City pay McDonald the \$5,152.04 and hold out \$200 until the Directv situation is figured out. Walz thought this was reasonable. Jackson made a motion to buyout the golf course inventory from Don McDonald in the amount of \$5,152.04. DelRio seconded the motion and the motion passed unanimously.

DISCUSSION REGARDING RESOLUTION 17-01, RESOLUTION ESTABLISHING GOLF COURSE FEES AND MATTERS PROPERLY RELATING THERETO, ADDING NEW FEES FOR DISC GOLF, FOOT GOLF, DAILY CART FEE, RENTAL FEE/DEPOSIT FEE FOR CLUB HOUSE FUNCTIONS, FOOD/BAR AND GOLF SHOP MERCHANDISE

A sheet listing current prices at the golf course as well as what will be charged for foot/disc golf had been prepared. From this discussion, staff will prepare a resolution with the recommended fees. Supp wanted everyone to review this information. Disc golf and foot golf have cheaper rates because there is less wear and tear on the course. Supp suggested setting a percentage profit on the food, bar and merchandise.

Supp wanted to know how the Board felt about the rates for the disc and foot golf as the rates were not very expensive and would help promote this activity. Huff stated that there are not many courses in the area that offer foot and disc golf. The biggest challenge with disc golf is that there are a lot of parks that offer it for free. Huff continued that the fee may be low now but if there is a high enough demand, the price can be increased. Stuart wanted to know if there would be certain times that foot and disc golf were going to be offered. Huff thinks everyone should be treated the same as they are all golfers and it comes down to golf etiquette. Stuart stated that non-golfers do not know the etiquette rules for golf. DelRio suggested an etiquette waiver be created for people to sign.

Supp stated something to consider is if the City wants to make a season pass or punch pass available for disc/foot golf and could a punch pass for regular golf be used for disc/foot golf. It was suggested to wait and see what the demand is for these activities. The prices for range buckets are what McDonald has always charged. Cart fees are charged by rider and not by cart. Supp also stated that Huff would like to offer kids under

age twelve club rental for free. Huff spent yesterday cleaning the back storage room and was able to make several sets of junior clubs.

Discussion went to the golf course clubhouse rental fees. It is suggested no fees be charged for golf related events and fees be charged for non-golf related events. Supp stated large events cause wear and tear on the facility but some feel it is a public building and there should be no fees. Walz asked if the \$400 group fee included use of the clubhouse and was told yes. Huff stated you need to look at the golf course as a whole. People pay to use the golf course facility and if a group of people want to reserve the clubhouse and use it, a fee should be charged. Stuart asked about fees being charged when the golf course caters an event versus a group bringing their own food. Supp stated that there might not be the option for people to bring their own food with it being a commercial kitchen. The Health Department may have regulations prohibiting the use of the kitchen by others. Walz does have an issue charging an organization to cater an event and then turning around and charging a fee for the building as well as a deposit. Stuart stated being in the catering business before, the fee for the use of the facility was waived when also catering the event but a cleaning fee was still collected. Jackson stated there was nothing showing time frames and wanted to know if rental would be by the hour. Jackson thought a cleaning fee should be added no matter what.

DISCUSSION AND POSSIBLE ACTION TO CANCEL SECOND MEETING IN DECEMBER, DECEMBER 26, 2017

Supp stated that the bills would still be approved by two council members and paid as usual. Stuart made a motion to cancel the second meeting in December on December 26, 2017. Jackson seconded the motion and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO CLOSE CITY OPERATIONS ON DECEMBER 26, 2017 FOR CHRISTMAS WEEKEND. ALL EMPLOYEES WILL BE EXPECTED TO USE VACATION, FLOATING HOLIDAY OR PERSONAL DAY

After some brief discussion, Jackson made a motion to close city operations on December 26, 2017 with employees expected to use vacation, floating holiday or personal day. DelRio seconded the motion and the motion passed unanimously. Supp did mention that depending on the weather, the blue bin will be open December 27th, 28th and 29th to get rid of Christmas garbage. Stuart asked what the hours are now and was told that between the hours of 9 a.m. and 4 p.m., residents can come to City Hall, pay for the load and sign out a key.

ACTION TO ACCEPT COUNCILWOMAN CINDY FULLER'S LETTER OF RESIGNATION AND REQUEST LETTERS OF INTEREST FROM FUTURE CANDIDATES TO FILL POSITION

Walz stated that Cindy Fuller has moved outside of the City limits and no longer qualifies to serve on City Council. Walz appreciates the time Fuller willingly served. Supp added that letters of interest should be in to City Hall by December 8, 2017 for a decision to be made at the December 12, 2017 meeting. The requirements were reviewed. Stuart made a motion to accept Councilwoman Cindy Fuller's letter of resignation and thank her for her time served. DelRio seconded the motion and the motion passed unanimously.

CLAIMS COMMITTEE REPORT; ACTION TO APPROVE FINANCIAL STATEMENTS

Stuart made a motion to approve Warrant Register dated October 25, 2017 to November 14, 2017 in the amount of \$101,967.94. Jackson seconded the motion and the motion passed unanimously. Stuart made a motion to approve check register dated October 1, 2017 to October 31, 2017 in the amount of \$29,905.21. Jackson seconded the motion and the motion passed unanimously.

COUNCILMEN'S REPORTS

Stuart has been working on getting a list of events for the coming year to go into a calendar that will be distributed in the Nevada magazine and at trade shows.

STAFF REPORTS

Supp went to Carson City last week for the second round CDBG presentation. There were three applications. Supp, as well as Adam and Kelby from Better City, presented the RDA land acquisition grant. Because the grant had already been submitted, the feasibility analysis was not included and was discussed. Esmerelda County was asking for \$425,000 on a five million dollar project that was the last phase of this project and had received money from the state the day before for this phase. The City received help on how to restructure this grant for the next go round in the spring. Supp stated that Lynn O'Mara from Northern Nevada Development Authority asked if the City of Wells was part of the Main Street Program. O'Mara felt the downtown development should go hand in hand and suggested the City of Wells be involved in the Main Street Program. Supp informed everyone that Better City has been released from their non-disclosure act.

There were only two communities that put in for the Main Street program due to it being difficult to come up with \$25,000 in the middle of the budget year. CDBG is going to be offering a second round in April to be able to commit to the July 1 funding cycle.

Supp will be meeting with Dave White tomorrow who would like to talk logistics. White has picked up the insurance business for Long Canyon employees. Supp reported that the missing equipment at the clinic has been returned.

Thursday there will be a webinar with PEAK software on their golf course program. PEAK is the software system used at the swimming pool.

November 18, 2017 is the Christmas Bazaar and the week after will be the tree festival. City Hall will be closed November 23rd and 24th for Thanksgiving.

Dennis Calton, longtime public works employee will be retiring December 1, 2017 and Supp stated a party will be scheduled.

The site chosen as the site to drill for the geothermal well was drilled four hundred and thirty feet and there was clay bog the whole way. There was not much heat or water. A temperature log was done on that hole. Supp will have her bi-weekly conference with NETL and DOE moving forward. Supp has asked High Desert to survey the corners of the property. There is still some grant money left and a possibility for more DOE money. Ira Rackley, one of the partners of Elko Heat District, met with a gentleman who is interested in putting some private money into the project. Supp doesn't know if the money would go to the City or Elko Heat District and what the expectations may be.

Cameron Huff stated that everything is going good at the Golf Course. Supp added that the project at the golf course is going faster than what was anticipated. Supp has asked Wells Rural Electric, Wells Propane and Plumblin for an estimate on a heating and air conditioning system that could go in the attic. The floor work has been very promising and cost effective. Supp stated an engineer will have to take a look at the trusses.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

ADJOURNMENT

Walz wished everyone a Happy Thanksgiving and adjourned the meeting at 7:58 p.m.

LAYLA M. WALZ, Mayor

ATTEST:

JOLENE M. SUPP, City Manager/Clerk

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