

**MINUTES OF WELLS CITY COUNCIL  
MEETING OF APRIL 26, 2016**

**CALL TO ORDER**

Date: Tuesday, April 26, 2016  
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  
Cindy Fuller, Councilwoman  
Robert D. Stanhope, Councilman  
Yvonne Stuart, Councilwoman

Absent: Kenny W. Huff, Councilman – arrived at 7:02 p.m.

Quorum: Yes

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

**PLEDGE OF ALLEGIANCE**

Mayor Walz led everyone in the Pledge of Allegiance.

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

Stanhope made a motion to approve meeting minutes of April 12, 2016. Stuart seconded the motion and the motion passed unanimously.

**CITIZENS TO ADDRESS THE COUNCIL**

There were none.

**DISCUSSION AND POSSIBLE ACTION TO WAIVE LATE FEE ON ROOM TAX FOR THE MONTH OF MARCH 2016 FOR REST INN SUITES (\$488.43) AND MOTEL 6 (\$859.18) FOR A TOTAL OF \$1,347.61**

Walz began that the Board had a copy of a letter from Manager Betty Kelly from the Rest Inn Suites. Walz went on that the Rest Inn has never been late paying room tax the last eleven years and is requesting the City waive the room tax late fees for March for Motel 6 and Rest Inn Suites. Stuart thought that if they have never been late, the City should be accommodating. Stanhope stated that Kelly and the owners should be made aware waiving the late fee would not be a regular occurrence and someone else should be responsible to bring the room tax in when Kelly is not available due to situations like this. Supp added that room tax can also be paid online. Fuller thought with this being a business, a backup should be in place. Walz can see both sides and feels this was not intentional. Stuart made a motion to waive the late fee on the room tax of \$1,347.61 and attach a letter explaining this is a onetime waive and inform them of the online payment option. Huff seconded the motion and the motion passed unanimously.

**DISCUSSION AND POSSIBLE ACTION TO WAIVE CART STORAGE LATE FEE OF \$50.00 FOR DIXON AND HESS DUE APRIL 15<sup>TH</sup> AND PAID APRIL 18<sup>TH</sup>**

Supp began that Don McDonald pays for Allen Hess' fees because Hess helps McDonald a lot at the golf course. Supp added that Dixon also volunteers at the golf course. Stanhope suggested they be informed of the online bill pay option. Both of these individuals have been late previously. The late fee is \$25.00 each for a total of \$50.00. Stanhope made a motion to waive the late fee. Stuart seconded the motion and the motion passed with Walz voting nay.

**DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE MAYOR TO SIGN LETTER OF SUPPORT FOR THE MAIN STREET AMERICA PROGRAM**

Walz stated that this came up in a League of Cities meeting looking to get some support for the Main Street program. The City would be eligible to get grants if it were a state funded program. Walz continued that this is just a letter of support for the program, to the governor, encouraging him to initiate a Main Street America Program in the State of Nevada. Supp added that the Main Street Program is not just a façade improvement, it is about building the economic base. Stuart added the Main Street Program has been in effect for some time but the State has not adopted it. Huff made a motion to authorize the Mayor to sign a letter of support for the Main Street America Program. Fuller seconded the motion and the motion passed unanimously.

**DISCUSSION OF WAGE COMPARISON STUDY OF SURROUNDING AREA AND MATTERS THEREOF**

Walz had asked Supp to bring forward wages of public entities in the area. Walz is concerned that the local job market is getting more competitive with the addition of Long

Canyon and the supporting industries. Walz feels the City has some good people and would like to keep them and feels wages are something that is important to consider. Compared to the wages in Carlin, Wells is in line but when compared to Elko and Wendover, there is a big difference. Walz would like to know if the Board feels the wages are competitive or if the City should continue to look at this and come up with some long term solutions for pay scales for the City of Wells. Huff stated it is hard to compete with Elko. Huff continued that several things need to be looked at including tenure, annual evaluation and annual percentage of increase. Huff also would not like to lose any employees as they are the Cities biggest asset. Huff continued that if there is a wage increase that is going to work for the Cities budget then it needs to be done. Stanhope asked if there was a schedule with a top salary and Supp said no.

Stuart asked what benefits the employees received. Supp stated the City does not pay FICA, PERS is 28% of the wage and 100% of health insurance is paid for each employee. Justus stated it is approximately \$9,000 per employee annually in health insurance paid by the City, depending upon the employee's age. Walz feels there should be some written pay scales with the starting wage and ending wage after so many years of service. Supp stated there has been a 3% cost of living increase given pretty regularly even in years where the CPI was zero. Supp added that when Public Works employees get certification or CDL licenses, an increase is normally given. Walz feels raises should be justified and measurable. Huff said if a person doesn't perform to their duties or abilities they should not get a raise and would like to see evaluations with job performance. Walz and Huff feel the raise should be earned. Pengelly added that the Public Works Department is doing more work now with less staff. Supp advised that the City is currently advertising for a full time Public Works position to replace Gus Villalobos. Supp stated the Senior Center is 100% dependent on grants and if the grants aren't there, you cannot pay the staff. Supp stated that the City has spent a lot of money on capital improvements and if the funds are dedicated to wages, capital improvement might get forgone. This will continue to be an item for discussion.

#### **DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE MAYOR TO SIGN USDA LOCAL FOOD PROMOTION PROGRAM GRANT USING CDBG FUNDS AS INKIND**

Supp began that this is a grant called Local Food Promotion Program and is designed to study the feasibility of hydroponic operations and aquaculture. It is also designed to study the feasibility of more production coming out of gardens, farms, and ranches. The region covered is defined as within 450 miles around Wells, Nevada. This could be in the form of a farmer's market or it could also be getting gardens certified so the produce could go to local grocery stores or restaurants. It could possibly also include fruit, dairy products and meat. Huff made a motion to approve and authorize the Mayor to sign USDA Local Food Promotion Program grant using CDBG funds as in-kind. Stanhope seconded the motion and the motion passed unanimously.

## **CLAIMS COMMITTEE REPORT; ACTION TO APPROVE FINANCIAL STATEMENTS**

Huff made a motion to approve Warrant Register dated April 13, 2016 to April 26, 2016 in the amount of \$83,706.03. Stanhope seconded the motion and it passed unanimously.

## **COUNCILMEN'S REPORTS**

Huff wanted to apologize for missing three of the last four meetings and wanted to advise that he would be having surgery in two weeks and would be missing the next meeting.

Stanhope reported that he made a trip out to twelve mile to make sure it was clean and no broken glass around because AmeriCorp may be going out there. Stanhope said it was pretty clean.

Stuart wanted to commend Jason and his crew and Supp for helping out on the Pioneer Park. Stuart added it made a big difference to have the grindings from the freeway put there and smoothed out.

Walz wanted to thank the Public Works for working on the cookshack that had some issues. Public Works did some work and painting and it looks great. Walz will be attending an NNRDA conference call tomorrow at 1 p.m. Walz and Supp will be making a presentation at the Newmont luncheon tomorrow on the strategic planning.

## **STAFF REPORTS**

Supp began that at the League of Cities teleconference, there was discussion on bill drafts. One suggestion was to write some legislation requiring the Department of Taxation, Department of Motor Vehicles and Nevada Department of Transportation determine City amounts of taxes generated and collected. Currently this is only done on the County level. Supp said sales tax is not reported by the City. A second idea was providing more NRS and changing the Nevada Administrative Codes on how the demographer counts the population. Taxes are based on population and assessed value. Fernley was talking about the right for a City to assess a local sales tax option. It was questioned whether this would be paid to the city or would it be paid to the state and the state funnel it down. Elko County just went through this and the cities met with the county commission and came up with an agreement that the county would allow each of the cities to get a share of that money. It is reported that Senator Ford will bring a bill mandating body cameras on all law enforcement. This will be a one-time capital expense but then there will be the expense of storage of all of the information that is recorded.

The property tax cap for this year has to be less than 8% and a ten year rolling average of the assessed value and cannot be more than two times the consumer price index. The CPI is so low that this year the cap is going to be 2/10%. There are two different groups looking into this issue and how the commercial affects the residential. This property tax

law that is in place right now only affects nine out of the seventeen counties. The other eight counties not affected is based on some previous legislation on property taxes.

Iveson is working on the annual sewer rate calculations based on winter time water consumption. Some of the businesses went up dramatically, especially RV Parks that were full during the winter.

Glen Palmer was here today and he, Supp, McDonald and Garrett Hylton met out at the golf course. Palmer thought he may have the latest rendition ready by tomorrow afternoon. Palmer understands where everyone is coming from but with the engineering, it may be \$350,000 to \$400,000 worth of improvements at the Golf course. When Supp and Walz were at the USDA in Carson City, rates are at an all-time low right now at 2% and could be as long as a forty year note.

The Turkey Federation dinner was held over the weekend as a fundraiser for the Senior Center and raised \$2,375.00. Prime rib was prepared for eighty five people.

Pengelly is getting ready for AmeriCorp who will be arriving tomorrow night. AmeriCorp will be working on the curb, gutter and sidewalk job on Wells Avenue as well as the gazebo.

#### **CITIZENS TO ADDRESS THE COUNCIL**

There were none.

#### **ADJOURNMENT**

The meeting was adjourned at 8:05 p.m.

---

**LAYLA M. WALZ**, Mayor

ATTEST:

---

**JOLENE M. SUPP**, City Manager/Clerk

