

**MINUTES OF WELLS CITY COUNCIL  
MEETING OF MAY 10, 2016**

**CALL TO ORDER**

Date: Tuesday, May 10, 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, Vice-Mayor

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**

The AmeriCorp Team led everyone in the Pledge of Allegiance.

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

Stanhope made a motion to approve meeting minutes of April 26, 2016. Stuart seconded the motion. The motion passed with Mayor Walz abstaining.

**CITIZENS TO ADDRESS THE COUNCIL**

Ryan Pritchett, Client Services Manager from Armstrong Consultants was in the area and decided to attend the meeting. Pritchett's company does design and planning for airports and will be at a bid opening in Ely tomorrow for a large runway project. Pritchett stated when the City gets ready to do the AWOS project, his firm would be interested in

assisting the City. Armstrong Consultants is located in Colorado with four branch offices. Supp mentioned the airport master plan is on her desk now and once it is approved, the City will be ready to move forward to the AWOS project.

Walz presented the City with a capital credit check from Wells Rural Electric Company in the amount of \$3,453.05.

#### **DISCUSSION AND ACTION TO ENTER INTO CONTRACT AGREEMENT WITH ROBERT L. NEWMAN FOR THE WELLS MUNICIPAL AIRPORT MANUFACTURED HOME/AIRPORT CARETAKER**

Walz declared a conflict of interest as she and Newman are good friends. Newman came forward to express his interest in becoming the airport caretaker. Newman is also the Operations Manager at Loves. Supp stated the trailer has been cleaned. Pengelly added all repairs have been made. Stuart suggested pictures be taken before it is rented. Stuart would also like to be able to put an information rack at the airport and Newman had no problem with that. Stanhope made a motion to enter into the agreement with Robert L. Newman. Fuller seconded the motion and the motion passed with Walz abstaining.

#### **NATALIE LESTER AND DAN MCGURL OF AMERICORPS NCCC TO ADDRESS THE BOARD OF COUNCIL ABOUT THE WELLS PROJECT**

Natalie Lester and Dan McGurl came forward to give the Board some information on AmeriCorp. Each member told where they were from. Walz asked what the process was for signing up with AmeriCorp and was told it is an online process. At the end of the program, an education award is received by each member of the team. This year it is \$5,775.00 and each member can receive two awards. This group consists of eighteen to twenty four year olds but Americorp employs people of all ages. McGurl added that if anyone wanted any more information or questions to go to [nationalservice.gov](http://nationalservice.gov) where there is a full description of this program and all other related AmeriCorp programs.

#### **DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE MAYOR TO SIGN DIVISION OF AGING GRANTS FOR SUBMITTAL FOR THE WELLS SENIOR CENTER TO INCLUDE HOME DELIVERED MEALS AND CONGREGATE MEALS**

Walz began that this is done annually. Supp added that Naveran put these two grants together. The congregate request is for \$22,144 and the home bound is for \$26,011. Stanhope made a motion to authorize the Mayor to sign the Division of Aging grants for submittal for the Wells Senior Center. Fuller seconded the motion and the motion passed unanimously.

#### **UPDATE ON HAMPTON INN BUILDING PERMIT**

Supp began that NDOT has received the final submittal for the access and appears to be pleased with it. The State Fire Marshal is waiting for some updated plans specifically regarding a fire pump. The Wells Fire Department met with John Boykin, State Fire

Inspector and Building Inspector Ed Achurra. One concern is that the building is four stories and the Wells Fire Department does not have a ladder high enough to reach the top floor. A 56' ladder has been requested for this facility as well as space allocated for this ladder. The building will have a sprinkler system but the City is asking for extra SCBA air tanks for firefighters to refill tanks as needed.

Supp approached the Mayor about the building permit possibly being \$50,000 and asked if the Board would be willing to set aside a portion of that money to help cover these additional expenses. The fire department is a very small rural fire department and the closest response for another fire department would be forty five minutes away. Stanhope asked how much these items could cost. Supp stated the ladder is \$2,700 and the SCBA's would be \$5,000 total. Supp added that the Fire Department currently has SCBA's but there are not enough to last until another Fire Department arrives. Stuart would like to have a list of the items needed to improve the safety of the Fire Department as well as the price so a reasonable amount can be set aside. Stuart asked how long before ground would be broken. Supp stated the City is done with the structural side as well as the fire, access and egress side. The permit cannot be authorized until the State Fire Marshal's office has done their review. If an application for the permit for the grading and drainage was submitted, that work could be started. It could be the first of June before ground is broken.

#### **DISCUSSION AND POSSIBLE ACTION TO SET A DATE AND TIME FOR A NATIONAL CITY COUNCIL MEETING**

Stuart participated in a League of Cities conference call and a National City Council Meeting was discussed. Also discussed was online sales tax sales. Supp added that the League of Cities is looking for national support from Congress to draft legislation so that there is no longer a loophole for no sales tax on online sales. The State of Nevada has adopted such legislation but there is no enforcement across the state line.

Stanhope is not in favor of this meeting and feels there are enough meetings. Walz stated it was her opinion that citizens don't come to meetings when local items are discussed and does not feel citizens will attend a meeting discussing national topics. Fuller thought it was a nice thought but agreed with Mayor Walz. Walz stated that if she needs help from Congress, she wants it to be help for issues that affect the Wells community.

#### **REVIEW OF OPTIONS, DISCUSSION AND POSSIBLE ACTION TO DETERMINE COURSE OF ACTION FOR EMPLOYEE HEALTH INSURANCE TO INCLUDE PLAN(S) RETIREE COSTS, DEPENDENT OPTION AND AMOUNT TO BE PAID PER EMPLOYEE BY THE CITY OF WELLS**

Supp began that LP Insurance did a lot of shopping for insurance as the current health insurance plan is going up thirty one percent for a total of \$45,000 annually for the existing coverage. Supp asked Nate Kerr from LP which plan was closest to the current plan. The POS Core 5 is the closest plan to what the City currently has and reflects a 7%

increase, which is the amount budgeted. Kerr does feel that Prominence has underpriced this plan which could mean this process will repeat itself again next year.

Supp and Justus reviewed the medical facilities covered by the PPO to make sure NNRH, the Elko Clinic, Northeastern Nevada Family Medicine and Pioneer Urgent Care are all providers under this plan and they are included. If a generic drug list is used, the fee is \$4.00. For non-hospital labs like Labcorp, lab fees are free. Under the HMO, the deductible has gone down to \$2,000 from \$3,000. The PPO deductible has gone from \$3,000 to \$6,300. The City is age banded with the older employee fees being higher. Annually under this new plan, the cost will be \$156,000 for the City of Wells employees only. The employee has to pay extra for any dependents and retirees pay for their own insurance.

There are currently four retirees and eighteen employees. State regulations require that insurance be offered to retirees. LP has proposed to the League of Cities a bill draft that would amend that to lift it from governmental requirements. Walz would like the League of Cities to know the City of Wells supports this bill draft. Fuller added that if this has already been budgeted that the City should continue to cover 100%. Stuart made a motion to adopt the proposed health insurance, option 5 with Prominence and to cover 100%. Stanhope seconded the motion and the motion passed unanimously.

## **REVIEW AND DISCUSSION OF FISCAL YEAR 2017 FINAL BUDGET**

Supp stated there have been a few changes since the last meeting. The final consolidated tax numbers were higher than the preliminary and have been adjusted as have the benefits. The next City Council Meeting will be the Budget Hearing for the public and final approval will be needed for the budget.

Walz mentioned the Golf Course committee may be coming to the Board requesting a large amount for renovation at the golf course. Walz stated if it was necessary to take a loan out for this, could the budget handle a loan payment for the golf course renovation. Supp stated the recreation capital outlay could be used for loan payments. Supp continued through the USDA, the interest rate is 2% and the cost of the project could run \$350,000 to \$400,000. Pengelly asked if all the capital outlay would go towards golf course loan payments and Supp stated \$75,000 is for the golf course with \$40,000 for the park and \$5,000 for the swimming pool.

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

Stanhope made a motion to approve Warrant Register dated April 27, 2016 to May 10, 2016 in the amount of \$51,788.33. Stuart seconded the motion and the motion passed unanimously. Stanhope again made a motion to approve check register dated April 1, 2016 to April 30, 2016 in the amount of \$22,895.20. Stuart seconded the motion and the motion passed unanimously.

## **COUNCILMEN'S REPORTS**

Stanhope wanted to report that the Angel Lake road is open. Stanhope read the letter to Supp and Walz regarding the desktop study of the geothermal potential. Stanhope hopes the City can move forward with this. Stanhope continued that at the last meeting, a grant was approved for a feasibility study for local food promotion. Stanhope had a copy of the Wells Progress showing an event that took place in Elko on April 23, 2016 called "face your food – buy local." This event helped to promote vendors in Elko County that are selling local grown vegetables, beef, honey, etc. There was a list of vendors in the paper that could be included in this project. Stanhope added that on Saturday, he and Supp took a tour with AmeriCorp through Clover Valley, Ruby Valley and Lamoille and AmeriCorp learned some of the history of our area.

Stuart stated a video was going to be made by THS Videos around Angel Lake but it was too snowy so will be done later. Stuart invited AmeriCorp to stop by the museum to visit and get a tour.

Walz attended the Newmont Luncheon on April 27, 2016 and Supp made a presentation on the strategic plan and master plan. There are currently 140 employees at Long Canyon and the plan is to hire another 60 before the end of the year. The sixty employees will be entry level employees and hope to fill from the local job market. Walz also sat in on a teleconference with NNRDA where Walz voted to approve a small rate increase. NNRDA's membership is growing and more resources will be needed. The increase will be \$200 annually. Walz thinks Pam Borda is working very hard for the City and is also doing some CDBG grants. Walz added that Friday the baseball and softball teams will be competing in Carlin for divisionals.

## **STAFF REPORTS**

Supp has asked Rick Zehner for cost estimates on the geothermal study. Depending on these estimates, the City may choose to wait for potential second round grant funding.

Supp stated WW Clyde has offered to pave the swimming pool parking lot. This could be done towards the end of next week.

Supp said she did some employee evaluations this last week. Supp added it had been longer than she thought since evaluations had been done. Supp continued that Pool/Pact have step increases for salaries on their website and will be bringing back more information on this.

Supp has reached out to Graymont Western to see if they could help with the construction of the gazebo after AmeriCorp leaves.

Supp contacted West States Movie Theatre to see if they would be interested in exploring a public/private scenario for a movie theatre.

Pengelly stated he had received a text from Michelle Rodriguez regarding 24 lights out at the little league field. Rodriguez is requesting they be replaced. Pengelly added the lights are \$2,000 each for a total of \$48,000. Pengelly stated the lights have been out for a while. Walz stated there are rebates available. Pengelly continued that these lights are left on for three days straight during the car show. Walz said there are groups that use the fields and cook shacks at no cost. Pengelly stated maybe fees should be charged for using City facilities like what is done with the pavilion. Pengelly continued that they are busy on the concrete job on Wells Avenue. Pengelly will be getting the gazebo job mapped out in the next week or so.

Iveson informed everyone the blue bin is open 10:00 a.m. to 2:00 p.m. Wednesday through Sunday and is free for Wells citizens the month of May. The Jr. High/High School rodeo is also being held this weekend; Saturday at 9:00 a.m. and Sunday at 8:00 a.m. Iveson also helped out at the pool when the Resource Center sponsored a free swim day and there were approximately 100 children participating. The Resource Center is hoping to get a business to sponsor one day a month.

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

There were none.

#### **ADJOURNMENT**

The meeting adjourned at 8:15 p.m.

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**LAYLA M. WALZ**, Mayor

ATTEST:

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

