

**MINUTES OF WELLS CITY COUNCIL  
MEETING OF MAY 24, 2016**

**CALL TO ORDER**

Date: Tuesday, May 24, 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  
Kenny W. Huff, Vice-Mayor  
Cindy Fuller, Councilwoman  
Robert D. Stanhope, Councilman  
Yvonne Stuart, Councilwoman

Absent: None

Quorum: Yes

Staff Present: Heather Iveson, Utility Clerk  
Sherry Justus, Deputy Clerk  
Jolene M. Supp, City Manager/Clerk  
Patti J. Zander, Deputy Clerk

**PLEDGE OF ALLEGIANCE**

Mayor Walz led the Pledge of Allegiance.

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

Stanhope made a motion to approve meeting minutes dated May 10, 2016. Stuart seconded the motion and the motion passed with Huff abstaining.

**CITIZENS TO ADDRESS THE COUNCIL**

Paul Bottari, President of the Society for the Preservation of Western Heritage, reported work was about to start on the Western Heritage Park and had a sample kiosk on display. One side showed a sheep wagon and explained shepherding and the other side showed the different types of earthmoving equipment “scoops,” back in the day and what replaced it and is used today. Bottari went on that the purpose of the Western Heritage

Park is to talk about the history of the west because there is no history of the west anywhere else. The kiosk will explain the history and the use. Each kiosk will have a bar code that can be scanned with a cell phone to hear the narrative and slide show giving more information. Bottari added that the oldest pieces of equipment available will be at the park as well as what has replaced it. The displays will not only show the equipment but will educate those who stop at the park. Bottari will also have a working windmill set up at the park. Bottari said this will be an asset to the community and thinks people will come to Wells to see it. Bottari continued that they have quite a bit of equipment about ready to bring in and set up. Bottari also said he has a 12' x 22' school house on a trailer in Starr Valley and will bring it in and set it up then will roof and side it and get it ready within a week. Bottari made the kiosk and Supp stated there is funding available to get some pre-made kiosks and will look into this further. Bottari stated they hope to have as much of the park done by August 6<sup>th</sup> and 7<sup>th</sup> for Western Heritage Days.

Bob Selby also addressed the Council and informed them that at the old Trail of the 49ers building, work has been done on the sign and it is lit up now. Also mannequins have been put in the entry way in period clothes with historical pictures behind them. Selby would like to have council members go by and look at the display and would welcome any comments.

#### **PUBLIC HEARING FOR FISCAL YEAR 2016-2017 BUDGET**

Supp began that Naveran has completed the final draft of the budget. The Department of Taxation has given tentative approval. A transfer from the General Fund to the Recreation fund in the amount of \$242,800 is in the budget and the amount budgeted for capital outlay is \$501,000. Stanhope made a motion to approve the 2016-2017 fiscal budget. Huff seconded the motion and the motion passed unanimously.

#### **DISCUSSION AND POSSIBLE ACTION TO ALLOW OR DENY WAIVING OF GREEN FEES FOR THE WELLS FAMILY RESOURCE CENTER GOLF TOURNAMENT AND CASH DONATION**

Arial Howell, Executive Director for the Wells Family Resource Center stated the Resource Center's 12<sup>th</sup> annual benefit golf fundraiser will be held on June 24, 2016. Howell added that this is the biggest fundraiser and helps support programs for the Resource Center for the entire year. The City has always been instrumental in letting the Resource Center use the facilities at the golf course and supporting the Resource Center through cash donations and waiving the green fees. Last year things were done differently and Howell would like to do the same as last year, as it worked well. Huff declared that he is the Chairman of the Board of the Wells Family Resource Center and would abstain from voting as well as the discussion but would like to listen to the discussion. Walz explained that last year, a donation was made from the Elko County Recreation Fund of \$1,000. The green fees were not waived so revenue was collected for the green fees. Stanhope made a motion to donate \$1,000 from the Elko County

Recreation Fund for the Wells Family Resource Center Golf Tournament. Fuller seconded the motion and the motion passed with Huff abstaining.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 16-03  
RESOLUTION OF THE CITY COUNCIL OF WELLS NEVADA PROVIDING  
FOR THE TRANSFER OF THE CITY'S 2016 PRIVATE ACTIVITY BOND  
VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND  
OTHER MATTERS RELATED THERETO**

Supp began that each year the State of Nevada allocates a portion of a bond to every governmental agency based on assessed value and population. These bonds are intended to stimulate private activities. Traditionally the City of Wells has allowed Nevada Rural Housing Authority to use this allocated bond cap because the City does not use it. NRHA will borrow the funds as well as other funds to provide the "Home at Last" program which is a down payment assistance program for first time home buyers. This is designed to promote new housing for first time home buyers. Stanhope made a motion to approve Resolution 16-03 providing for the transfer of the City's 2016 private activity bond volume cap to the NRHA. Stuart seconded the motion and the motion passed unanimously.

**SHERIFF PITTS TO GIVE MONTHLY STATISTICS REPORT ON WELLS AND  
MATTERS THEREOF**

Sheriff Pitts came forward to give the monthly report of the calls in Wells. Total activities for the month of April were 3,662. These consisted of 115 calls for service, 51 reports, 1 felony arrest, 4 misdemeanor arrests, no DUI, drug or juvenile arrests, 26 agency assists, 46 traffic stops, 16 citations issued, 6 animal calls and 2 alert drug and alcohol testing. The School Resource Officer's spent seven hours in the schools. A couple of sniffs were also done.

Pitts also stated this Saturday is cleanup for the City of Wells. Deputies, cadets and trustees will be coming over to do cleanup around the City. The drug barrel will be available for those who need to dispose of expired prescription or over the counter drugs and will be set up at the park. This event will be from approximately 9 a.m. to 1 p.m.

Stanhope asked for an update on Deputy Pace who will be assigned to Wells. Pitts said Pace is doing his fifth week of FTO's in Elko. Pace will leave for post July 23<sup>rd</sup> and will be done with in November. After that, there will be five more weeks of training in Elko and then will be in Wells.

Pitts added that two new vehicles will be coming to the Wells officers. The county has set it up so that there will be twelve new vehicles a year so every three years, deputies will have a new vehicle. The vehicles are offered to Wells first before they are put out for auction.

Walz asked if Pitts would be able to provide some historical data on calls to see what the trend is. Pitts said he can do research and get those figures for us for next time.

### **CONTINUED DISCUSSION ON WAGE COMPARISON STUDY OF SURROUNDING AREAS ON PAY STEPS AND GRADES**

Walz stated that Supp had a lot more information for the Board to review. Stanhope said wages depend on the size of the city and salary compensation packages. Huff added it was a lot different between Winnemucca, Carlin, Elko and Wells. Stuart stated the staff probably deserves the high wages that she sees in some of the columns but it depends on the revenue coming in and doing what you can afford to do. Supp completed four evaluations and felt the employees deserved a raise. All four employees who received evaluations were given merit increases. Stuart asked if any of the positions had a starting wage and a ceiling. Supp said starting wage is minimum wage for the City and summer help is working for minimum wage. Supp stated there is not an established ceiling. Walz wanted this information to show that the City of Wells could be competitive in the job market and that the employees are valuable and compensated. Walz felt that if the Board decides on what to spend on wages, then beginning salaries and caps can be established. Huff stated wages should be left up to the City Manager as long as it fits in the budget. Huff added that the employees are the City's biggest asset. Walz questioned whether enough is being spent on wages. Supp did mention that all budgets for government entities are due to the Department of Taxation by next Tuesday.

### **DISCUSSION AND POSSIBLE ACTION TO DIRECT CITY STAFF TO SEND OUT PUBLIC NOTICE THAT THE CITY IS GOING TO HIRE AN ARCHITECT FOR THE GOLF COURSE CLUB HOUSE REMODEL PROJECT TO COMPLETE THE PAR ESTIMATE OF \$5,000**

A "preliminary architect report" is required for funding from the USDA. Supp included in the packets a guide from USDA on what is needed to be included in this report. Supp sent this report to Glen Palmer. Supp asked Palmer how much it would cost for the preliminary architect report and Palmer thought it would be around \$5,000. To proceed with a USDA loan, this report would be the first step before making a loan request from the USDA. The USDA interest rate is 2%. Walz feels this report will be valuable to have in making the decision.

Palmer had provided a copy of a drawing that was done after Palmer met with the golf course crew, Mayor and Don McDonald. This drawing met their wish list and was prepared by an employee in Palmer's office who had architectural hours. With the changes, the occupancy would be one hundred twenty four people. Supp added the \$5,000 was not budgeted but there is the recreation capital improvement fund as well as this expense could be drawn against the loan and funded through the loan. Fuller feels the City needs to move forward with this project and if this is the first step, it needs to be done. Walz would like to have a cost estimate before plans are drawn up and get estimates to build before moving forward. Stanhope made a motion to direct city staff to

send out public notice that the City is going to hire an architect for the golf course club house remodel project to complete the PAR estimate of \$5,000. Stuart seconded the motion and the motion passed unanimously.

### **DISCUSSION AND POSSIBLE ACTION TO ISSUE LETTER OF SUPPORT FOR GREAT BASIN COLLEGE TO TRANSITION TO NEVADA STATE COLLEGE**

Walz stated she and Supp had discussed this and think the City should support Great Basin College being a state college. This would offer our community and Elko County a more diverse educational opportunity and possibly keep some of our youth in the community. This change would offer more four year degrees; not only be a name change but a funding change and also change the financial structure and programs that are offered. Walz stated that Great Basin is one of the top rated online schools in the nation. Walz feels if there was a state college in Elko County, it might increase the number of students that would stay in Elko County and work in Elko County. Supp added that there is concern and controversy regarding this topic as well as support from the Board of Regents. A task force and advisory committee has been created to move forward. Dr. Curtis from GBC asked for this topic to be put on the agenda in June for discussion only, to open up this topic so the Board of Regents could make a decision within the next year. The Chairman of the Board put this on the agenda in June for action. This transition will re-appropriate funds to GBC from other universities in the state. This meeting in June will be held in Pahrump and Walz would like to attend if possible. Stanhope made a motion to issue the letter of support for Great Basin College to transition to Nevada State College. Huff seconded the motion and the motion passed unanimously.

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

Stanhope made a motion to approve Warrant Register dated May 11, 2016 to May 24, 2016 in the amount of \$105,925.17. Huff seconded the motion and the motion passed unanimously.

### **COUNCILMEN'S REPORTS**

Fuller stated that if anyone knows of any service projects for the youth to let her know. Fuller will not be at the next meeting as she will be on vacation.

Stanhope will be attending the Elko County Recreation Board meeting tomorrow. Stanhope continued that he had the pleasure of participating in some of the activities with the AmeriCorp group and that they were a good group of people and good to work with.

Stuart reported that August 5<sup>th</sup> & 6<sup>th</sup> will be Western Heritage Days. Stuart also added that Bob Selby has been doing some work on the marquee sign at the old building.

Walz stated she will also be gone on June 14, 2016 chaperoning students on a youth tour in Washington, D.C. Walz will also be gone July 12, 2016 chaperoning a camp in

Caldwell, Idaho for a youth leadership conference. June 1, 2016, the third grade class will be doing a field trip to City Hall. They have asked Walz and Supp to be here as well as another councilman if available. Walz has been approached by Renata Spier who has some boy scouts working on a badge and need to come to a council meeting. Walz also spent time with the AmeriCorp group and was amazed at what they did for our community but also amazed at their perception of our community. They could not have been more complimentary of the City staff, how appreciative we were and how different it was from anywhere else they had been. They felt valuable and appreciated. The Senior Center is having a pancake breakfast on June 4, 2016.

## **STAFF REPORTS**

Supp stated the student council is helping the Senior Citizen's with the breakfast and it is a fundraiser for the seniors.

Supp is working on developing the farmer's market program. Supp is suggesting the Wells farmer's market be held the fourth Saturday of the month throughout the summer.

Supp will be busy the next few days informing the community of the clean-up this Saturday. Supp continued that there are a couple of projects in town but wants to make sure if any of the senior citizens need help to let the City know. There will also be burgers in the park for all the help after the clean-up.

Supp met with Pam Borda last week and revised the CDBG grant for the second round submission in July. Supp will be bringing this grant back for the Boards approval. This grant is for the geothermal feasibility.

Supp told Fuller she thinks she has several different projects for the youth and will get together with Fuller to go over them.

AmeriCorp left this morning and made it to Sacramento. They will be moving on to their next project in San Diego. Pengelly told Supp he would like to get them here again. Supp wanted to thank the Baptist Church for providing the church for them to stay in.

Sherry Justus stated she has been working with Rob Zeller from Nevada State Bank on getting direct deposit set up for the employees.

Heather Iveson reported the high school rodeo had a huge turnout and there were lots of sponsors. A reigning and cutting was held this last weekend. Stanhope added that the rodeo was one of the largest he has seen in a long time.

## **CITIZENS TO ADDRESS THE COUNCIL**

Stuart informed everyone that since Ella Lee Carone is not here to put the flags out at the cemetery, Bruce Widmer and Ron Hendricks will be putting out the flags. Stuart wanted to thank them for doing this.

**ADJOURNMENT**

The meeting adjourned at 8:40 p.m.

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**LAYLA M. WALZ**, Mayor

ATTEST:

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