

**MINUTES OF WELLS CITY COUNCIL
MEETING OF JUNE 13, 2017**

CALL TO ORDER

Date: Tuesday, June 13, 2017
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, Vice-Mayor
Laura Moore-DelRio, Councilwoman
Tamrah Jackson, Councilwoman
Yvonne Stuart, Councilwoman

Absent: None

Quorum: Yes

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

PLEDGE OF ALLEGIANCE

Mayor Walz led the Pledge of Allegiance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Fuller made a motion to approve meeting minutes of May 23, 2017. DelRio seconded the motion and the motion passed with DelRio abstaining.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

REVIEW OF REVERSION TO ACREAGE MAP OF LOTS 1 & 2 OF BLOCK 8 OF THE AMENDED PLAT OF PACIFIC ADDITION NO. 2, JACK D. AND SHEILA M. FRENCH. DISCUSSION AND POSSIBLE ACTION TO APPROVE REVERSION TO ACREAGE MAP

Walz began that this request is a common request. The two lots the house sit on need to be combined into one parcel so the house can be sold. Jack French explained that the house sits on the first lot and the back yard is on the second lot. Fuller made a motion to grant the reversion combining lots one and two of Block 8 into one parcel. Jackson seconded the motion and the motion passed unanimously.

PRESENTATION OF NEVADA PUBLIC AGENCY INSURANCE POOL (NPAIP) FOR THE CITY OF WELLS INSURANCE RENEWAL FOR FISCAL YEAR 2017-2018 AND ACCEPTANCE OF RENEWAL PROPOSAL AND APPROVAL FOR PAYMENT FROM FISCAL YEAR 2017-2018 FUNDS

Wayne Carlson, Executive Director of the Nevada Public Agency Insurance Pool was present and gave some history of NPAIP. Carlson stated that the City of Wells has been a member almost from the beginning which was 1987. Marshall Smith, head of Risk Management, reviewed the benefits available to members. POOL and PACT will be here in July for two different training sessions; “safe and sober work place” and “you can’t do that at work.” HR also has the essential management skills certification that Jason Pengelly has already taken and Debra Campbell will be attending this training in Elko. Jackson made a motion to approve the Nevada Public Agency Insurance Pool renewal for fiscal year 2017-2018. Stuart seconded the motion and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE SPECIAL EVENTS LIQUOR LICENSE FOR THE BOYS AND GIRLS CLUB OF WELLS FOR JULY 4, 2017 SOFTBALL TOURNAMENT

Walz stated the Elko County Sheriff’s Department has conducted the background check and recommended approval of the liquor license. Stuart made a motion to approve the liquor license for beer and wine only for July 4, 2017. Fuller seconded the motion and the motion passed unanimously.

DANIEL BRACAMONTOS OF AMERICORP NCCC TO ADDRESS THE BOARD OF COUNCIL ABOUT THE WELLS PROJECT

Daniel Bracamontos, team leader for AmeriCorp NCCC thanked Supp and the City of Wells for sponsoring his group. Bracamontos stated the program is a federal program for 18 – 24 year olds and added this is the last project for his group who will be here until the middle of July. Each team member introduced themselves, stated where they are from and explained their reason for joining AmeriCorp as well as some of the things they have learned over the last eight months. Supp added there will be a barbeque at the park

tomorrow night with the AmeriCorp team at 6:30 p.m. for any of the Board who would like to attend.

REVIEW, DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE MAYOR TO SIGN THE AGREEMENT FOR TRANSFER OF ENTITLEMENTS IN THE AMOUNT OF \$150,000 OF FISCAL YEAR 2014 FEDERAL FUNDS FROM THE CITY OF WELLS, WELLS MUNICIPAL AIRPORT (LWL) TO FALLON MUNICIPAL AIRPORT (FLX)

The City of Wells is allocated \$150,000 each year and can carry this over for up to four years or up to \$600,000. Supp continued that the City has several projects in the works and will not be doing the runway expansion at the airport. If the \$150,000 is not used by the City the money will go back to the federal government or the City can designate funds to another airport, which this year would be Fallon. Stuart made a motion to authorize the Mayor to sign the agreement for the transfer of entitlements in the amount of \$150,000 of fiscal year 2014 federal funds from the City of Wells to Fallon. DelRio seconded the motion and the motion passed unanimously.

REVIEW AND ACTION TO APPROVE NOTICE OF INTENT TO FILE FOR USDA LOAN GRANT REQUEST OF \$550,000 FOR A COMMUNITY CENTER LOAN

Walz stated this was done once before but the City was unable to get funding because there was no budget. The initial request has expired and the USDA would like the City to apply again. Fuller made a motion to approve the notice of intent to file for USDA loan grant request of \$550,000 for the community center loan. DelRio seconded the motion. The motion passed with Stuart abstaining. Walz stated this is something that needs to be done because the clubhouse is in bad shape. Supp wanted to add that this is just for the notice of intent to file and nothing is locked in.

DISCUSSION AND REVIEW OF DRAFT EMPLOYMENT AGREEMENT FOR GOLF PROFESSIONAL/MANAGER CONTRACT

This item will be tabled because the City's' attorney is still working on the contract.

UPDATE OF METROPOLIS PROPERTY ACQUISITION; SURFACE WATER RIGHTS AVAILABLE, MINERAL RIGHTS, 5% ROYALTY AND REALTOR CONTRACT TO REPRESENT BOTH PARTIES

Supp began that the water rights are surface water rights equal to forty acre feet. There also are mineral rights associated with the property. There is state language that says a 5% royalty is to be paid on geothermal rights to the State of Nevada, depending on when the rights were issued. It appears that these mineral rights may qualify for the 5% royalty. Supp contacted the Department of Taxation to discuss uses. If the geothermal was used

by the City to heat the swimming pool, it would be a public purpose and may be exempt. If it was given to a power generation company, it would be for private resale and could have the 5% royalty on it. There is also a realtor contract to represent both parties.

Supp had a colored map provided by Bottari Realty with valuations on property from a year ago in the same area. There is some concern that the costs are high compared to what the map shows. The property will still have to be appraised and may not appraise for the \$148,000 asking price for the two lots. Supp would not recommend the Board enter into the purchase until the geothermal resource has been defined. Supp has asked the realtor if the owner of the property would give the City permission to drill the geothermal observation/exploration well and then the Board execute an option. Walz thought there should be some legislation that would exempt renewable energy generation from the royalty fees. When the mineral rights are determined and the City defines the size and depth of the resource, the City will offer an option to purchase the property upon the property owner.

CLAIMS COMMITTEE REPORT; ACTION TO APPROVE FINANCIAL STATEMENTS

Jackson made a motion to approve Warrant Register dated May 24, 2017 to June 13, 2017 in the amount of \$68,806.81. DelRio seconded the motion and the motion passed unanimously. Jackson made a motion to approve check register dated May 1, 2017 to May 31, 2017 in the amount of \$30,863.35. DelRio seconded the motion and the motion passed unanimously.

COUNCILMEN'S REPORTS

Jackson informed the Council that starting next January, she will be gone for ten weeks. Jackson was wondering if there was any way for her to attend meetings while gone via telephone conference. Walz stated that could be looked into.

Stuart listened to the League of Cities Conference by phone today. The Main Street Program has been approved and may benefit the City of Wells. There was also discussion on an excise tax on wholesale marijuana. Supp added that the League is trying to put through a resolution to have a seat at the table to give cities a voice regarding dividing up the excise tax. It is not known if all cities will have a seat or if it will only be for those cities with marijuana dispensaries. Stuart stated there was also discussion about certain services being dropped such as Amtrak. Stuart brought up the point that rural areas are getting more and more isolated as there is no bus service, the flight service in Elko is being cut and now possibly Amtrak.

Stuart continued that there is an inside yard sale at the Chamber of Commerce Office, continued from the weekend and will last the rest of the week. This is a fundraiser for the Chamber and has been quite successful.

Walz will be gone the next two meetings. Walz also informed everyone that the fishing derby will be held on July 15, 2017. Walz mentioned that the third grade visited City Hall and asked Walz a lot of different questions.

STAFF REPORTS

Supp informed everyone that the Ethics Commission will be coming out and doing some training but there is no date yet.

The verticutter mower blew up again. Supp and Pengelly have been checking into leasing a new verticutter that will also be a backup greens mower. It would be a five year lease at a cost of \$9,200 a year with a \$1 purchase at the end of the five years. This is not in the budget so will have to wait until after July 1, 2017.

Katherine Basso, who lives in the Wood Hills, is getting ready to retire from the military and would like to teach a class called “refuse to be a victim.” This would be an all-day class on crime prevention that she would like to teach on June 24th. Supp thinks this date might have to be changed and possibly a week night for two different weeks might work better. Basso is a certified instructor. This class will not include firearms training but Basso does teach firearms training. Supp will check with her for a later date.

Missy Reinheimer from Nevada Preservation has been here doing the El Rancho historic survey and will be filing her report to nominate the El Rancho to the historic register.

Mike Pace talked to Supp about the new Heritage Park and people being in the parks after dark. Pace suggested there be a change in the code regarding park hours to try to stop people from being in the various parks after dark.

Pengelly wanted to add that there are people using the toilet paper in the park restrooms to light fires and beating on the walls with baseball bats. Stuart asked if the bathrooms could be locked up at night. Pengelly stated the Sheriff’s Department use to lock them up at 10 p.m. every night and then they would be unlocked in the morning. If the keys that were given to the Sheriff’s Department could be located, that could be done again.

Jason continued that his crew is swamped with everything that is going on. One of the biggest issues is the verticutter at the golf course which is thirty plus years old. There is no way you can have a golf course without having a verticutter. Pengelly tried to rent one but was not able to do so and said there are already people complaining about the condition of the greens. With all of the repairs on the water lines, there is so much pressure that there are areas being watered that were never watered before.

Supp mentioned two lifeguards will be starting at the pool for the summer.

Supp showed the new industrial park flyer with pictures the Better City drone captured. Better City will be making a website with this information and will be doing cold calling

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to 150 businesses in Sacramento that have expressed interest in coming east. If there are enough that show interest, Better City will go to Sacramento and meet with the group. This website will be linked to the City of Wells' website as well as NNRDA.

Walz had another concern regarding the ambulance and wanted to know if things were running smoothly. Supp stated not really as there are times the ambulance from Elko has to come over for the Wells calls. There is some remodeling that will need to be done at the ambulance quarters but will have to wait until Public Works is not so busy. There are four local people interested in taking the EMT basic class that has yet to be scheduled but may be the end of July.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

ADJOURNMENT

The meeting adjourned at 8:53 p.m.

LAYLA M. WALZ, Mayor

ATTEST:

JOLENE M. SUPP, City Manager/Clerk