

**MINUTES OF WELLS CITY COUNCIL
MEETING OF JULY 11, 2017**

CALL TO ORDER

Date: Tuesday, July 11, 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: Cindy Fuller, Vice-Mayor

ROLL CALL

Present: Cindy Fuller, Vice-Mayor
Laura Moore-DelRio, Councilwoman
Tamrah Jackson, Councilwoman
Yvonne Stuart, Councilwoman

Absent: Layla M. Walz, Mayor

Quorum: Yes

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

PLEDGE OF ALLEGIANCE

City Manager Supp led everyone in the Pledge of Allegiance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Stuart made a motion to approve meeting minutes of June 27, 2017. Jackson seconded the motion and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

Wes Henderson, Executive Director for the Nevada League of Cities and Municipalities was at the meeting to bring the Council up to date on the recent legislative session, of which 70% was dealing with marijuana related issues. Henderson briefly reviewed the senate bills passed. Henderson announced that the annual conference will be held in Mesquite October 10-12, 2017. Henderson informed the Council that the Nevada

Department of Taxation will be holding workshops on marijuana regulations July 26-27th.

DISCUSSION AND POSSIBLE ACTION TO GRANT SPECIAL LIQUOR LICENSE FOR WELLS VOLUNTEER FIRE DEPARTMENT FOR JULY 29-30 FOR THE WELLS FUN RUN

Supp stated the Sheriff has reviewed this application and recommended it be approved. Stuart made a motion to approve the application for the special liquor license for the Wells Volunteer Fire Department for July 29-30 for the Wells Fun Run. DelRio seconded the motion and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 17-09, RESOLUTION OF THE CITY COUNCIL OF WELLS, NEVADA PROVIDING FOR THE TRANSFER OF THE CITY'S 2017 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED THERETO

Diane Arvizo from Nevada Rural Housing Authority was at the meeting to elaborate on what NRHA is doing for residents in Wells and Elko County. Arvizo stated twelve families in Wells have been helped with the NRHA "Home at Last" program. This program was launched in 2006 to help provide an affordable housing solution for residents who were renting to become homeowners. Arvizo wanted to ask for the City of Wells' continued support from transferring the private activity bond volume cap to NRHA. Stuart made a motion to approve Resolution 17-09 to provide for the transfer of the City's 2017 private activity bond volume cap to the Nevada Rural Housing Authority. DelRio seconded the motion and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 17-10, RESOLUTION SETTING VARIOUS FEES IN CONJUNCTION WITH THE CITY OF WELLS WORK PERMITS

Supp began that the current fingerprint rate is \$5.00 per card. Elko County has provided the City of Wells with a new electronic fingerprint machine. Elko charges \$10.00 a card for electronic fingerprints and recommends the City raise the fee. Jackson made a motion to approve Resolution 17-10 setting various fees in conjunction with the City of Wells work permits. Stuart seconded the motion and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO SELECT FIRM INTERESTED IN ASSISTING CITY WITH DEVELOPMENT OF GEOTHERMAL OBSERVATION WELL

Supp stated she and Pengelly reviewed the two very different applications. Logan Rosenlund was interviewed by Supp and Pengelly because his application was brief but

has experience in Wells. The City worked with Rosenlund on the geoprobing and is local. Lumos submitted the other offer and has a lot of degrees but would not do the drilling but would oversee the drilling. There is not enough funding for what Lumos has

presented. Supp stated that staff recommends Rosenlund drilling. Stuart made a motion to appoint Logan Rosenlund to assist the City with development of a geothermal observation well. DelRio seconded the motion and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO ENTER INTO LEASE/PURCHASE AGREEMENT WITH JOHN DEERE FINANCIAL FOR THE PURCHASE OF A VERTICUTTER MOWER FOR CITY OF WELLS MUNICIPAL GOLF COURSE

Supp began that the list price for a verticutter is \$54,000 but John Deere will offer it to the City for \$42,078. This piece of equipment also comes with greens mowing reels so there would be a back-up greens mower. Mayor Walz asked Supp to look into leasing the verticutter. The benefit is it is less obtrusive on the budget, would be a four or five year lease and would be approximately \$10,000 a year with a \$1 purchase price at the end of the lease. The application has been submitted to John Deere who will provide exact numbers on cost and payment amounts. If this is approved, Supp will bring back final numbers in two weeks. Jackson made a motion to enter into an agreement with John Deere Financial for the purchase of a verticut mower for the City of Wells Municipal Golf Course with the contingency in two weeks that we confirm the lease or purchase option. Stuart seconded the motion and the motion passed unanimously.

FIRST READING OF ORDINANCE NO. 229; ORDINANCE TITLE 7, CHAPTER 7, SECTION 1; PROHIBITING TEMPORARY HABITATION OF PUBLIC PLACES OR LANDS. ORDINANCE 229 WILL CHANGE THE HOURS THE PUBLIC MAY OCCUPY PUBLIC PLACES EXCEPT FOR SPECIAL EVENTS

Supp stated that an ordinance requires a first and second reading and publication in the paper. This would be a change of ordinance and deals with people being in the city park. Under the old ordinance, people were allowed in the park until midnight. This ordinance change will change the time from midnight to 10 p.m. and remove “without prior written permission from the City.” DelRio suggested it be the same as the curfew; 10 p.m. on week nights and midnight on the weekend. This will be brought back to the next meeting for the first reading with amendments made and discussion.

CONTINUED DISCUSSION OF DRAFT EMPLOYMENT AGREEMENT BETWEEN THE CITY OF WELLS AND GOLF PROFESSIONAL/MANAGER CONTRACT

Supp began that there was a request at the last meeting to receive a copy of the old contract to be able to compare the contracts and everyone should have received a copy. Supp continued that she sees this as a one year agreement with the purpose of having a detailed accounting of all receipts so in the future, a better contract can be written. All food, alcohol, pro shop activities, range, carts, greens fees and season passes would come into the city and paid out as a contracted individual. The golf course manager would be responsible for paying their own insurance and taxes. Lauren Landa suggested an LLC be formed by the golf manager and the City contract with the LLC and owners.

Stuart has a problem with Section 12, other duties of the golf professional, the City getting all the revenue and the golf pro having to pay for all of the permits and licensing. Supp thinks the City could put out a Request for Proposal for a person that will create an LLC to contract with if that is the Boards desire. The advantages to having an LLC is that there are write offs for taxes and expenses.

DelRio asked if golf pros in Ely and Wendover are required to run food, drinks and the pro shop or do they only do golf lessons and tournaments. Supp stated the Wendover Recreation District is taking all of the proceeds with the exception of the pro shop and have employees behind the bar. Ely has a blended contract and Supp believes the golf pro and his wife are handling all of the concessions as well as the golf side of it. Fuller wanted to know how the contract would be affected if the clubhouse was also a community center. Supp stated typically outside food cannot be brought into a commercial kitchen and there would have to be a way to lock off the kitchen area. Supp also thought it could be one rate for people who used the facility and brought their own food but if the City/LLC was to provide food, the rate could be different. Supp also thinks the golf course needs a software program similar to the pool. Supp will talk to Landa about adding language regarding the LLC and other duties section.

CLAIMS COMMITTEE REPORT; ACTION TO APPROVE FINANCIAL STATEMENTS

DelRio made a motion to approve Warrant Register dated June 28, 2017 to July 11, 2017 in the amount of \$78,800.16. Stuart seconded the motion and the motion passed unanimously. DelRio again made a motion to approve check register dated June 1, 2017 to June 30, 2017 in the amount of \$23,444.07. Stuart provided the second and the motion passed unanimously.

COUNCILMEN'S REPORTS

Stuart thanked everyone that participated in the 4th of July parade adding it was a great success. Stuart added there were twenty nine entries and wanted to thank AmeriCorp for helping get everyone lined up.

STAFF REPORTS

Supp began that on July 19, 2017 the County Commissioners will be touring the east side of the county and will be stopping in Wells.

The Nevada State Fire Marshal's office has a new Fire Director and will be here July 25, 2017 to discuss the interlocal agreement.

Nevada Health Centers will also be here the same day to discuss the interlocal agreement on the medical center. Supp wants to discuss established hours, what happens if those established hours are not met, expectation of service and prescription service.

The mammovan will be in Wells on August 4, 2017.

Supp continued that last week, the City bought 7,000 gallons of Jet A fuel and will be purchasing more. The seat planes have been busy purchasing a lot of fuel at the airport. There is a possibility that a type two fire crew will be coming to town and will set up at the end of the soccer field.

AmeriCorp will be leaving at 6 a.m. tomorrow morning. The sidewalk project was completed with their help as well as some curb and gutter in front of the Resource Center.

Supp added that the whole City staff has been very busy with everything that has been going on. The private sector has stepped up in getting rid of weeds and getting trash picked up.

The geologists are here doing their electromagnetic survey. Supp took them to different areas on Sunday and they are very busy.

CITIZENS TO ADDRESS THE COUNCIL

Don McDonald would like to have his contract put on the next agenda.

ADJOURNMENT

The meeting adjourned at 9 p.m.

CINDY FULLER, Vice-Mayor

ATTEST:

JOLENE M. SUPP, City Manager/Clerk