

**MINUTES OF WELLS CITY COUNCIL
MEETING OF JULY 25, 2017**

CALL TO ORDER

Date: Tuesday, July 25, 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
Yvonne Stuart, Councilwoman

Absent: Tamrah Jackson, Councilwoman

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

Matt Holford led the Pledge of Allegiance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Stuart made a motion to approve meeting minutes of the July 11, 2017 meeting. DelRio seconded the motion and the motion passed with Walz abstaining.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

DISCUSSION AND POSSIBLE ACTION TO GRANT SPECIAL LIQUOR LICENSE TO WELLS JR. RODEO CLUB FOR AUGUST 5-6, 2017 FOR THE WELLS JR. RODEO

Supp stated the Sheriff's Department has reviewed this application and recommends it be approved. Stuart made a motion to grant the special liquor license for the Wells Jr. Rodeo Club for August 5-6, 2017. Fuller seconded the motion and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO GRANT SPECIAL LIQUOR LICENSE FOR THE SOCIETY FOR THE PRESERVATION OF WESTERN HERITAGE FOR AUGUST 5, 2017 RIB COOK OFF

Stuart stated she has a conflict of interest and would refrain from discussion on this item. Supp stated the Sheriff's Department has also reviewed this application and recommends approval. DelRio made a motion to grant the special liquor license for the Society for the Preservation of Western Heritage for the rib cook off August 5, 2017. Fuller seconded the motion and the motion passed by all with Stuart abstaining.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY APPLICATION FOR ZONING AMENDMENT FROM GENERAL COMMERCIAL TO R2-MH, RESIDENTIAL MEDIUM AND HIGH DENSITY DISTRICT WITH A MOBILE HOME COMBINING DISTRICT, LOT 6 & 7, BLOCK D, APN #002-542-004, MATTHEW & MARSHA HOLFORD

Matt Holford stated that his residence has been listed for sale for a while and has an offer, contingent on the zoning being changed. Holford continued that he has lived in his residence for twelve years and he and his wife will be moving to Reno in August. Realtor Lori Bottari added that as a realtor, she has dealt with this zoning issue for at least ten years where there is a mix of residential and commercial property. Stuart stated that if the zoning was changed on this property alone, it would be spot zoning which is not legal. Supp added that if the property was contiguous with other R-2 property, it would not be illegal.

Resident Karen Capron stated that she and her husband have lived in their residence, which is zoned commercial, for thirty one year's and also own the five lots between Holford and Quintero. Capron is in favor of the zoning change and would like the zoning on the five lots as well as her residence changed to R2-MH. When this rezoning had been brought up before, there was discussion that the Presbyterian Church had not been in favor of the rezoning. Denny Stanhope did not think the church would have an issue with the rezoning and did not see any reason to deny the request if others are willing to rezone. Bottari added that she is representing the Quintero's who are also in favor of the rezoning.

Mayor Walz stated rezoning Capron's house property was a conflict to the strategic plan and the downtown redevelopment plan the City is working on. Walz continued that there are a lot of residences on the Seventh Street block and it might be a favorable request if others are willing to rezone their residences from commercial to R2-MH. Fuller made a motion to approve the rezoning for Matthew and Marsha Holford. Fuller went on to suggest contiguous property owners rezone their property. DelRio seconded the motion and the motion passed with Stuart voting nay.

CONTINUED 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 Jackson had requested the exact figures for the lease/purchase be brought back before the Council. Supp continued that the annual payments would be \$9,188 for a total of five payments at 4 ½ % interest. Supp added that the verticutter is not something that is used on a daily basis and is only used periodically. DelRio made a motion to enter into the lease/purchase agreement with John Deere Financial for the purchase of a verticutter mower for the City of Wells Municipal Golf Course. Stuart seconded the motion and the motion passed unanimously.

CONTINUED DISCUSSION, 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 this is the first reading after the amendments were made from comments from the last meeting and noted the changes. Fuller stated that she liked the language better. Supp added the second reading will be at the next meeting, the changes will be advertised and the new ordinance will go into effect thirty days after that. Stuart made a motion to move forward with the changes in Ordinance 229. Fuller seconded the motion and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION REGARDING POSSIBLE PAYMENT FROM NOVEMBER 1, 2017 TO APRIL 1, 2018 FOR DON MCDONALD AGREEMENT IN THE AMOUNT OF \$8,330.00

Don McDonald, manager of the Chimney Rock Golf Course began that approximately six years ago, the City contacted him to see if he would be interested in running the golf course because no one else was interested. McDonald agreed to do this at \$20,000 a year for three years with twelve monthly payments of \$1,666. McDonald continued that he works a lot of hours. McDonald has always been paid when the golf course is closed for the winter, from November through March. The current contract is from

April 1, 2014 to November 1, 2017. McDonald is requesting that he be paid from November 2017 to April of 2018, as has been done in the past. Legal Counsel has advised that the contract terminates on November 1, 2017 at which time any payments would cease. McDonald thinks it is all in the way the contract is interpreted and it is actually a three and a half year contract. Council members agreed that if the request was approved for McDonald to receive payment until April 2018, it would be a four year contract.

Council wanted more information on the length of the previous contract, payments made to McDonald as well as to see meeting minutes from when the contracts were discussed before making a decision.

DISCUSSION AND POSSIBLE ACTION TO APPROVE DEBT MANAGEMENT POLICY, INDEBTEDNESS REPORT AND CAPITAL IMPROVEMENT REPORT

Walz stated it is an annual requirement to submit these reports to the Department of Taxation by August 1st. Fuller made a motion to approve the Debt Management Policy, Indebtedness Report and Capital Improvement Report. Stuart seconded the motion and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE USDA COMMUNITY CENTER LETTER OF INTENT TO PROCEED AND THE LETTER OF CONDITIONS

Walz began that this letter of intent from the USDA is the USDA wanting a commitment from the City of Wells. Walz has talked to various citizens as well as with Supp and is thinking maybe the clubhouse may not be the best place for a community center. Walz continued that if the community center was in the El Rancho building, there would be a higher occupancy rate. DelRio thought the Council should focus on one project at a time. Stuart inquired as to what it would cost to remodel the bathrooms only at the golf course. Supp added there is \$65,000 available and could bring back an estimate to remove the elevated area and remodel the bathrooms. Supp will contact local contractors and see if she can get some figures.

Jackie McDonald added that it just isn't the bathrooms that need work. The plumbing and electrical both need to be updated and the roof is leaking. Stuart made a motion to not continue with the USDA loan and to work on improvements at the golf course clubhouse. Fuller seconded the motion and the motion passed unanimously.

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

Supp began that there are several different options for this contract. Supp suggested that (1) a committee be formed, (2) the manager work on commission or hourly rate or (3) the City advertise the position and negotiate the terms of the contract with the successful applicant. Stuart added that the City needs to decide what is expected from a golf pro/manager. Supp had a copy of a job description for a golf pro/manager from Truth or Consequences, New Mexico and briefly touched on what they are looking for and suggested the City reference this job description in deciding what is needed in a manager at the clubhouse.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY NOTICE OF INTENT TO LEASE A CITY OWNED MANUFACTURED HOME LOCATED AT WELLS MUNICIPAL AIRPORT

Walz stated that this item is a conflict of interest for her and turned the meeting over to Vice-Mayor Fuller. Supp stated that the intent to lease had been advertised in the paper. Supp continued that there is a standard contract for the interested party and this individual is aware that there could be some caretaking responsibilities involved such as giving rides to town. A request had been received from Layla Walz expressing interest in renting the manufactured home at the airport. Stuart made a motion to approve the request from Layla Walz to sign the contract to rent the manufactured home at the airport. DelRio seconded the motion and the motion passed with Walz abstaining.

CLAIMS COMMITTEE REPORT; ACTION TO APPROVE FINANCIAL STATEMENTS

Stuart made a motion to approve Warrant Register dated July 13, 2017 to July 25, 2017 in the amount of \$79,036.28. DelRio seconded the motion and the motion passed unanimously. Stuart again made a motion to approve Warrant Register dated July 12, 2017 in the amount of \$48,721.09. DelRio seconded the motion and the motion passed.

COUNCILMEN'S REPORTS

Stuart informed that the Chamber of Commerce scheduled a kids painting in the park on July 22, 2017 but the activity was moved to the Overland Building because it was so hot. Stuart added it was a successful event and would like to do it again.

Walz stated that she and Supp met with Nevada Health Center at the clinic. Nevada Health is willing to have a provider at the clinic three days a week and would also offer telemedicine. There will be a meeting tomorrow with another provider. Walz reminded everyone it was car show weekend and to be safe and the rib cook off is next weekend.

STAFF REPORTS

Minutes of Wells City Council
Meeting of July 25, 2017

Supp began by showing a video that Better City made on economic development for the City of Wells. Better City will be approaching businesses in California who have shown interest in relocating to the area.

Supp has talked with Lee Cabiniss about the ambulance situation in Wells. An EMT class is scheduled for the end of August and there are approximately seventeen people interested in taking the class. Supp added that one of the local volunteers is on leave and work is being done to try to get coverage. Supp stated that maybe the City should look at getting contract services which is what Wendover does but does not know the cost.

The new Bureau Chief with the State Fire Marshal's office stopped by and informed Supp that the interlocal agreement the City had with Wild Horse Fire Safety would be revoked. The State Fire Marshal will assume all duties for inspections.

Supp will be listening in on a Department of Taxation workshop on marijuana tomorrow at 10 a.m. Anyone who is interested in cultivating marijuana and is not currently doing so will have to wait until 2019 to apply for licensing.

The County Commissioners were supposed to be here last week but cancelled due to the fires in Elko and will reschedule. Supp wanted to discuss the ambulance service with them along with other items.

Supp continued that AB8 was passed and deals with government putting past due utility bills on the tax rolls, which could cause people to lose their homes. There are some deceased residents in Wells with past due utility bills but property taxes are being paid.

The car show is this weekend and Donna's Ranch will be hosting a band Friday night. The Senior Citizens are putting on the breakfast in the park both Saturday and Sunday.

Jason Pengelly wanted to know how many people are employed by Elko County and work fulltime on the ambulance. Pengelly continued that the City of Wells houses the ambulance and staff and are paying taxes for something not being provided.

Pengelly added that the curb and sidewalk job on Wells Avenue was completed to the end of Wells Avenue and around the corner to Starr Avenue. The crew will be taking a break from concrete and start working on culverts, streets, car show and the rib cook off and will be working straight through next weekend. Pengelly hopes to have figures for the new loader at the next meeting which will be less than originally thought.

Iveson reported that the rib cook off is August 5, 2017, the Wells Jr. Rodeo and Wells Amateur are also that weekend. The last session of swim lessons for the summer will start on August 31st. Employees attended sexual harassment training last week.

CITIZENS TO ADDRESS THE COUNCIL

Matt Holford wanted to thank the City for all the support and work done for the car show for the last twenty six years. Holford reported that as of tonight, there were 130 cars preregistered which is the highest there has been for this time of the year.

ADJOURNMENT

The meeting adjourned at 8:43 p.m.

LAYLA M. WALZ, Mayor

ATTEST:

JOLENE M. SUPP, City Manager/Clerk