

**MINUTES OF WELLS CITY COUNCIL  
MEETING OF AUGUST 8, 2017**

**CALL TO ORDER**

Date: Tuesday, August 8, 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 everyone in the Pledge of Allegiance.

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

Stuart made a motion to approve meeting minutes of July 25, 2017. DelRio seconded the motion and the motion passed with Jackson abstaining.

**CITIZENS TO ADDRESS THE COUNCIL**

There were none.

**PRESENTATION FROM DAVID WHITE, P.A. ON PLAN OF OPERATION FOR WELLS MEDICAL CLINIC. REVIEW OF WRITTEN PROPOSAL FROM NEVADA RURAL HEALTH CENTER. DISCUSSION AND POSSIBLE ACTION TO ENTER INTO CONTRACT FOR HEALTH CARE MANAGEMENT SERVICES**

Walz began that David White was not able to make it to the meeting tonight. Supp continued that another date will be selected for White to come and make a presentation. Supp added that Walz, Fuller and Supp met with White and took him through the clinic. White is asking for use of the building plus utilities. White was at the clinic yesterday and brought someone to look at the x-ray machine and said the x-ray unit is very outdated. The x-ray machine will need to be updated but not sure at whose cost.

A teleconference with Nevada Health Centers was held with Walz, Fuller and Supp and a proposal was received. Nevada Health Centers wants to meet again next week. Supp prepared a list of questions to be addressed. Nevada Health is proposing they would need \$40,000 as well as the City providing the building.

Walz added that the meeting with Nevada Health Centers was first and Walz was impressed with their access to a lot of specialists and their tele-mental health. Nevada Health would have a provider at the clinic three days a week. The meeting with White was the following day and White stated the clinic would be staffed five days a week with a local provider. Fuller has dealt with Nevada Health Centers previously and likes that there are a lot of resources to pull from. Fuller thought White was a family guy, comes from a small area and understands the needs of the City. Supp wanted to declare a conflict of interest because the provider White is considering is Supp's daughter.

**CONTINUED DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY SPECIAL USE PERMIT FOR TA OPERATION LLC, TO ALLOW THREE SINGLE WIDE TRAILERS AT 1435 SIXTH STREET, LOT 10, BLOCK 37N, RANGE 62E APN #002-760-055**

Supp wanted TA to understand some of the future direction the City is looking at in terms of development in the redevelopment agency and briefly met with representatives before the meeting. Ray De La Luz, Regional Construction Manager over Nevada, California and Arizona was at the meeting to go over what the plans were and to answer questions. De La Luz stated that the President of the company had been in town and talked to employees whose main complaint was available housing; having to live in Elko and commute back and forth. De La Luz stated the purpose of bringing in the mobile homes is to maintain their management team and be able to recruit and retain managers.

Walz stated that a lot of time and money has been spent on planning and redevelopment agencies. Walz does not think that turning prime commercial property into housing is the best use for that land when there are so many other options. De La Luz stated that the

manufactured homes would be placed behind the current motel and would be secluded and not seen from the road. De La Luz continued that two representatives from Clayton Homes were also at the meeting to answer any questions the Board may have. A rental agreement had been provided for the Boards review with rent being \$300 to \$400 a month which includes utilities. Walz asked if any other locations had been considered and De La Luz answered no. TA wants to put the homes on their property to keep the rent low. A quote had just been received for fencing and landscaping could be done to make it look more residential.

Walz thought some other options should be looked out to find a better solution that will work for everybody. Supp suggested maybe a land trade could be looked into for a better location to place the manufactured homes. Stuart made a motion to explore more opportunities for the request of TA Petro to find a site to put housing for management. Fuller seconded the motion and the motion passed unanimously.

### **DISCUSSION AND POSSIBLE ACTION TO APPOINT GLEN PALMER, P.E.S.E. AS SECONDARY BUILDING INSPECTOR**

Walz began that Palmer has been doing the building inspections at the Hampton Inn for the last few weeks. Supp thought Palmer should be officially appointed to be covered under the City's insurance as well as the errors and omissions acting in a building inspector capacity. Palmer is a structural and professional engineer and more expensive than Ed Achurra. Fuller asked what the reason was for using Palmer over Achurra. Supp stated the building is a four story structure, plans are very complicated with new building techniques, some of which the fire marshal is not even aware of and Achurra felt he did not have the credentials to question their building. Some of the questions Palmer has presented have been the exact questions Achurra brought up. After the inspection today, there are a lot of framing issues and issues brought up two weeks ago have never been addressed. Fuller made a motion to appoint Glen Palmer as a secondary building inspector. DelRio seconded the motion and the motion passed unanimously.

### **DISCUSSION AND POSSIBLE ACTION TO APPROVE PURCHASE OF NEW CAT MODEL 918M WHEEL LOADER WITH ALL STANDARD EQUIPMENT**

Walz stated that this item was in the budget and Pengelly has shopped around and gotten the price down. Pengelly stated this is for a basic loader the same size as the current loader. Pengelly added that it has gotten to the point where the old one is not being used because it is very costly every time it is used and the hydraulics are leaking so there is little to no compression. The proposal does not include any attachments and is for the loader only with the bucket and forks. The list price is \$175,000 and Pengelly got the price down to \$122,000. Pengelly added that attachments probably run \$3,000 to \$4,000 each and it is his hope to purchase one attachment a year. A payment schedule was attached to the proposal giving different payment options. Stuart made a motion to

approve the purchase of the new CAT model 918M wheel loader with all standard equipment. DelRio seconded the motion and the motion passed unanimously.

**SECOND READING OF ORDINANCE NO. 229; ORDINANCE TITLE 7, CHAPTER 7, SECTION 1; PROHIBITING TEMPORARY HABITATION OF PUBLIC PLACES OR LANDS**

Walz stated this is the final reading for this ordinance. Fuller made a motion to approve Ordinance 229; Ordinance Title 7, Chapter 7, Section 1; Prohibiting Temporary Habitation of Public Places or Lands. Stuart seconded the motion and the motion passed with Jackson abstaining.

**REVIEW OF PAST MEETING MINUTES, PAST CONTRACT AND PAST PAYMENT HISTORY, CONTINUED 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**

Walz began that McDonald was at the last meeting with the request to receive monthly payments from November 1, 2017 to April 1, 2018 and the contract expires November 1, 2017. Staff was directed to get more information for the Board to review. Everyone had copies of the minutes of previous meetings with highlighted sections where the contract had been discussed. A payment history was also provided. The first contract expired December 31, 2013 and McDonald was having discussions with the Board and a motion was made by the Board to continue paying him through March 2014. Stuart stated she can see McDonald's point where he had previously been paid twelve months out of the year and now the contract is ending November 1, 2017 and is used to getting paid through the winter. Walz added that Legal Council has advised that the City is not required to pay McDonald after the end of the contract which ends November 1, 2017.

Walz stated the Board needs to look at what is best for the City. There is not money in the budget to hire a new golf pro and continue to pay the old golf pro. Walz does not think the City should continue to pay McDonald and needs to think about the future of the golf course and how to pay and attract a new golf pro. The current contract ends November 1, 2017. Walz continued that under no circumstances would an employee continue to be paid after employment had been terminated. Fuller made a motion to reject Don McDonald's request for payment from November 1, 2017 to April 1, 2018. Jackson seconded the motion and the motion passed unanimously.

**DISCUSSION AND POSSIBLE ACTION TO ENTER INTO CONTRACT AGREEMENT WITH LAYLA WALZ FOR THE WELLS MUNICIPAL AIRPORT MANUFACTURED HOME**

Walz stated this is a conflict of interest and asked Vice-Mayor Fuller to take over the meeting. Supp stated that Legal Counsel was asked to write a mobile home rental

agreement. Several changes still need to be made as far as dates, term of contract and whether late fees should be put in the contract. Supp would like to add to the utility and taxes portion that propane will be used as the primary heating source. Rent will include the electricity because the electricity is hooked up to the entire airport system and there is no way to meter the mobile home separately. Another requirement is that the tenant will maintain property and casualty insurance on the premises. The contract will be for one year with move in by the end of the month. Stuart made a motion to enter into a contract agreement with Layla Walz for the Wells Municipal Airport manufactured home contingent on needed repairs, executed by the end of the month. DelRio seconded the motion and the motion passed with Walz abstaining.

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

DelRio made a motion to approve check register dated July 1, 2017 to July 31, 2017 in the amount of \$84,594.52. Stuart provided the second and the motion passed unanimously. DelRio again made a motion to approve Warrant Register dated July 26, 2017 to August 8, 2017 in the amount of \$102,564.50. Stuart seconded the motion and the motion passed unanimously.

### **DISCUSSION AND POSSIBLE ACTION TO APPLY FOR USDA FUNDS FOR SENIOR CENTER EQUIPMENT IN THE AMOUNT OF \$2,200 WHICH IS 35% OF THE TOTAL COST AT \$6,300, ACTION TO AUTHORIZE MAYOR TO SIGN OBLIGATING DOCUMENTS WHEN THEY ARE AVAILABLE AND ACKNOWLEDGEMENT OF THE POSTING OF THE LETTER OF INTENT TO APPLY**

Supp began that the USDA had offered the City \$21,000 in grant funds which would be 35% of a total cost project when the City was going to do a community center. Since the decision was made to not move forward on remodeling the clubhouse and making it into a community center at this time, USDA asked if the City would want to spend the money on something else. The Senior Center is in need of a backup refrigerator and backup freezer. The USDA stated they would allow the City to use those grant dollars to purchase a backup refrigerator and freezer. The two units would cost \$6,300 and USDA would pay \$2,200.

The seniors made \$2,800 for the two days of breakfast in the park for the car show as well as doing other various fundraisers. The new units would make things easier for these fundraising projects. Jackson made a motion to approve the City of Wells to apply for USDA funds for Senior Center equipment in the amount of \$2,200, 35% of the total cost and authorize the Mayor to sign obligating documents when they are available. Fuller seconded the motion and the motion passed unanimously.

## **COUNCILMEN'S REPORTS**

Stuart reported it was another successful rib cook-off fundraiser for the museum.

Walz attended a Newmont lunch and tour a couple of weeks ago. Walz continued that this was the first time she had heard Newmont say the life of a mine is twenty years. Newmont is working on permitting phase two, part of which will be underground. All of phase three will be underground and there is some exploration across I-80 on the other side. Walz will not be at the September 26, 2017 Council Meeting. Walz wished employee Dennis Calton a speedy recovery.

## **STAFF REPORTS**

Pengelly stated his crew has been busy with all of the activities going on in town. Naveran has started work in front of Bella's and the liquor store and will be tying into the loop to have better fire hydrant pressure. Dennis Calton had major surgery and his wife reported that he was up and walking this morning and is hoping to be out of ICU today or tomorrow and everything was looking good so far. Supp wanted to send out kudos to the EMT who responded to the call in the Emergency Response Vehicle because there was no ambulance available. The medic was calling for an air ambulance immediately and made some good calls. Pengelly is going to start forming at the Heritage Park and would like to do some stamped concrete under the downtown gazebo.

Supp stated that if the Mayor is going to be gone on September 26, 2017, Supp will try to get Better City to the meeting on September 12, 2017 to give a redevelopment report, a report on their website "Envision Wells," and a recreation report.

Justus reported that she attended the Nevada Clerks Academy last week in Reno on a scholarship. Several good classes were available.

Supp reported that she has received one RFP for the golf course position.

Robinson Foster, the land ferry system will be with NNRDA and make a presentation on August 28, 2017.

The railroad is coming to town to meet with Supp and Pengelly on August 21, 2017. Supp will discuss economic development, drainage and other things. Work should be starting on the pavement rehabilitation project from the flooding and damage done to other City streets. The FEMA numbers were just completed and it looks like the City is eligible to receive \$140,000 for rehabilitation. Sierra Nevada Construction has the bid for the Elko streets. Supp and Pengelly will be meeting with them about doing some chip sealing and new application to some old roads with low traffic.

**CITIZENS TO ADDRESS THE COUNCIL**

There were none.

**ADJOURNMENT**

The meeting adjourned at 8:20 p.m.

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**LAYLA M. WALZ, Mayor**

ATTEST:

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