

**MINUTES OF WELLS CITY COUNCIL  
MEETING OF AUGUST 9, 2016**

**CALL TO ORDER**

Date: Tuesday, August 9, 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  
Jason Pengelly, Public Works Director  
Patti J. Zander, Deputy Clerk

**PLEDGE OF ALLEGIANCE**

Councilman Stanhope led the Pledge of Allegiance.

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

Fuller made a motion to approve meeting minutes of July 26, 2016. Stanhope seconded the motion and the motion passed with Huff abstaining.

**CITIZENS TO ADDRESS THE COUNCIL**

There were none.

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

Minutes of Wells City Council  
Meeting of August 9, 2016

Sheriff Pitts was not able to attend the meeting tonight.

**DISCUSSION AND POSSIBLE ACTION TO GRANT RETAIL LIQUOR LICENSE FOR THE 4-WAY BAR, CAFÉ & CASINO, INC., DBA LOVE'S CASINO**

Walz visited with City Manager Supp this morning and the background check for this license has been passed. No liquor is being served at this time. Huff wanted to declare a conflict of interest as he is the G.M. for Love's and would abstain from voting on this item. Stanhope made a motion to grant the retail liquor license for the 4-Way Bar, Café & Casino, dba Love's Casino. Stuart seconded the motion and the motion passed with Huff abstaining.

**DISCUSSION AND POSSIBLE ACTION TO GRANT MILLAN, INC. A WAIVER OF THE PENALTY FEE OF \$147.50 FOR A LATE PAYMENT ON THEIR BUSINESS LICENSE RENEWAL**

Walz began that the request was for Discount Liquor and the payment was received one day late. The customer was not aware of the night drop but has since been made aware of the night drop and called wanting to be in attendance at the meeting but was working. Stanhope asked if they had been late before and was told no. Stanhope continued that a situation like this does occur occasionally but wants everyone to know that this is not something that will be done all the time and people need to be on time with their payments. Stanhope made a motion to grant the waiver on this fee this time. Stuart seconded the motion and the motion passed unanimously.

**DISCUSSION AND POSSIBLE ACTION TO ENTER INTO HANGAR LEASE AGREEMENT WITH DREW DAHL**

Walz stated the contract is back from the attorney's office and was reviewed and approved. Stuart made a motion to approve the lease. Huff seconded the motion and the motion passed unanimously.

**NOTICE OF INTENTION TO TAKE FINAL ACTION, ORDINANCE 228; AN ORDINANCE OF THE CITY OF WELLS, NEVADA, APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE WELLS REDEVELOPMENT AREA**

Huff asked if there had been any feedback from the public. Walz stated she had not had anything negative. Walz said there was a group of people that thought this would allow the City to seize property. They were assured that this was not the case. Walz added this is a huge step forward. Stuart made a motion to approve Ordinance 228 and the Affidavit of Posting. Huff seconded the motion and the motion passed unanimously.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE REQUEST FROM JUDGE CALTON TO RETAIN ADMINISTRATIVE ASSESSMENTS AND**

## **FACILITY FEES TO BE USED FOR WELLS MUNICIPAL COURT IMPROVEMENTS**

Stanhope stated this is something that is done annually and there has never been a problem. Stanhope made a motion to approve the request from Judge Calton to retain the administrative assessment and facility fees. Fuller seconded the motion and the motion passed unanimously.

## **REVIEW, DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE MAYOR TO SIGN THE AGREEMENT FOR TRANSFER OF ENTITLEMENTS IN THE AMOUNT OF \$150,000 FOR FISCAL YEAR 2013 FROM THE CITY OF WELLS, WELLS MUNICIPAL AIRPORT (LWL) TO DOUGLAS COUNTY MINDEN-TAHOE AIRPORT (MEV)**

Walz stated that these funds are funds that the City cannot use timely. The funds can either go back to the FAA to use at their discretion or the City can give them to Minden and keep them in the State. Stanhope made a motion to authorize the Mayor to sign the agreement. Huff seconded the motion and the motion passed unanimously.

## **CONTINUE DISCUSSION ON CHIMNEY ROCK CLUB HOUSE/COMMUNITY CENTER PROPOSAL**

Walz began that this was not an action item but would like discussion on any feedback anyone may have received from the community. Stanhope stated since the proposal was approved, he thought every member of the Board had a chance to read the “white paper” which discusses several opportunities to utilize the golf course for other functions. Stanhope has read several newspaper articles where municipalities have had to give up their golf courses because they could not afford to keep them open. Stanhope thinks it is better to have the golf course than not to have it. Walz thinks it may be a good idea to contact the “white paper” group and have them look at the golf course and see if they have any suggestions on how to make it more successful. Walz added having the golf course fits with the City’s mission statement; it is quality of life, provides recreation and adds value to the community.

Huff wanted some clarification on the community center since he was not able to attend the last meeting. Stuart stated the community center was a little more expensive than anticipated but the Council thought it was worth taking it under consideration. The article in the “white paper” shows various other things that could be done to enhance the golf course. Last year’s marketing study done through the Chamber of Commerce suggested walking paths might be enticing to the golf course and club house and make it more attractive. Stuart thinks further study would be warranted to see what other functions could be held with the combining of the club house expansion, community center and golf course. The study shows the sprinkler system at the golf course is in bad condition. Stuart asked Public Works Director Jason Pengelly if he had any thoughts on this. Pengelly said there are so many different things he thinks are needed and something needs to happen to get more people at the golf course. Pengelly continued that it would

probably cost \$500,000 for a new sprinkler system at the golf course and doesn't think everything needs to be green. Stuart added that in the various studies there are ways to conserve on water by taking grass areas that could be landscaped into non-watering areas. Walz stated something else to consider is grass length and would golfers rather have nice short greens or longevity of the golf course and reducing costs. Pengelly said with the wind, it makes it difficult to keep everything watered. Pengelly continued that if the grass on the fairways was a little bit longer, it would be easier to keep watered.

Huff asked if there was a proposal for USDA funding. Walz stated the architectural study came back from Palmer Engineering and it was approved which is the first step if the City decides to use USDA funding. Palmer estimated the project at a half million but also said there were costs built in that could possibly be avoided. Huff read in the minutes that over forty years at two percent interest it came to \$700,000 in interest and wanted to know if that figure was correct and was told it was correct. Huff stated that the golf course needs to be made into a place where revenue can be generated from fees because this is a lot of money to pay more in interest than the whole project costs. Stuart added before the City goes and spends \$500,000 on a community center, the managing of the community center needs to be taken into consideration.

Walz asked what direction the Board wanted to provide to staff. Walz asked if the Board would like to talk to the "white paper" group and see if they could provide direction or should requests for proposals be put out to see what the numbers look like on the renovation. Stanhope thinks staff should contact the "white paper" group and see what could be done and what it would cost to have it done and then decide if it would be worth it to proceed. Stuart felt there were two separate issues; one is the remodel of the club house and then how to maintain the golf course and make it community friendly. Stuart would like to contact the "white paper" group on how to lower costs at the golf course and make it more community friendly and check to see if there is a fee for a consultation. Walz stated staff should contact this group and go from there.

#### **DISCUSSION AND POSSIBLE ACTION TO RESUBMIT CDBG GRANT FOR ROUND TWO. ALTERNATIVE STUDY FEES ABILITY**

Walz stated this would be to resubmit for round two funding through CDBG. This grant is similar to the first grant submitted with some changes. Pam Borda and Supp have done a lot of work on this grant to resolve some of the issues on the first grant. It is also a lot more project ready due to the fact the City has money from the Elko Heating District and DOE to do the pre-study. Stuart added if the City wants to move forward with the redevelopment district, this study will be vital. Walz said it would be for economic development and will provide so much knowledge on the City's assets. Huff moved to resubmit the CDBG grant for round two funding. Stanhope seconded the motion and the motion passed unanimously.

#### **DISCUSSION AND POSSIBLE ACTION TO ACCEPT PROPOSAL AND CONSTRUCTION CONTRACT WITH SIERRA NEVADA CONSTRUCTION,**

**INC. FOR WORK ON MOOR AVENUE AND TOBAR STREET FOR A TOTAL OF \$159,220.58. THIS ACTION IS TO ADJOIN WITH PREVIOUSLY BIDED LANDER AND PERSHING COUNTY AWARDS**

Walz stated this was discussed at the last meeting and the numbers provided were not the same bid numbers provided to Lander and Pershing County and were a lot higher. Sierra Nevada went back and refigured the numbers and this is the amount they came up with. Walz spoke to Supp and asked if this was in the budget and was told yes. Huff made a motion to accept the proposal from Sierra Nevada Construction. Stanhope 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 July 27, 2016 to August 9, 2016 in the amount of \$51,564.26. Stuart seconded the motion and the motion passed unanimously. Stanhope again made a motion to approve check register dated July 1, 2016 to July 31, 2016 in the amount of \$41,198.19. Stuart seconded the motion and the motion passed unanimously.

**COUNCILMEN'S REPORTS**

Stanhope wanted to remind the Board that there will be an Elko County Board of Recreation meeting in September if the City has any marketing bills that need to be submitted for reimbursement. Stanhope also informed the Board that he was involved in the search for the missing young man in the Ruby Mountains over the weekend and asked everyone to keep the family in their prayers.

Stuart reported that this last weekend was the Western Heritage Festival at the Overland building and felt it was a great success. Mark Twain made an appearance at the High School and was well received. Stuart continued it was exciting to bring some culture to the community and hopes that next year it will be bigger. Elaine Swanson showed how the O'Neil classroom was in the past. There was also a demonstration on how to pack a wagon. Stuart also mentioned the rib-cook off on August 20, 2016. Stanhope asked if advance tickets are still available and was informed that Alicia Kooi with the Boys and Girls Club was selling them.

Walz also mentioned the rib cook-off and stated buying the advance tickets is a better deal than purchasing them the day of the cook-off. Advance tickets are 3 for \$5 and tickets at the event are \$2 each. There will also be door prizes and raffle items. Walz stated that she, Huff and Pengelly will be meeting with a group on Thursday interested in purchasing property at the Industrial Park. Walz attended the NNRDA Meeting a couple of weeks ago and Pam Borda received a lot of grief for bringing this company to Wells to look at the Industrial Park and not placing them in Elko. Walz stated there is value belonging to NNRDA and Borda stood up for Wells stating Wells was the best site.

## **STAFF REPORTS**

Pengelly reported that his crew has been working on drainage ditches and upgrading the culverts by the rodeo grounds, golf course and Moor Avenue to reroute the ditch to get ready for the runoff next year. Crosswalks are also getting painted to get ready for school to begin. Pengelly hopes to get back to the Wells Avenue project soon. Stanhope said what has been done looks real good.

Iveson mentioned that volunteers are needed for the rib cook-off if anyone was interested in helping. Iveson also reported that the Wells Jr. Rodeo that was held last weekend was one of the biggest rodeos yet with one hundred fifty kids and keeps getting bigger every year.

Justus reported that she attended the Nevada Clerks Academy and had some very good classes.

## **CITIZENS TO ADDRESS THE COUNCIL**

Bill Rodriguez asked if it would be possible to keep the golf course open during the winter and bring someone in to prepare some nice dinners. Walz said it could be a possibility but stated the golf course is very poorly insulated and Huff added the kitchen equipment would need to be updated. Huff would love to have that happen and have it open year round. Walz added that part of the proposal is bringing everything up to code as far as a new heating/cooling system and kitchen equipment. Stuart thought maybe a copy of the study should be given to Rodriguez and meet with him after he reviewed it and see what ideas he would suggest.

## **ADJOURNMENT**

The meeting was adjourned at 7:38 p.m.

---

**LAYLA M. WALZ**, Mayor

ATTEST:

---

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

BY:

---

**PATTI J. ZANDER**, Deputy Clerk