

**MINUTES OF WELLS CITY COUNCIL
MEETING OF OCTOBER 10, 2017**

CALL TO ORDER

Date: Tuesday, October 10, 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: Sherry Justus, Deputy Clerk
Jason Pengelly, Public Works Director
Jolene M. Supp, City Manager/Clerk
Patti Zander, Deputy Clerk

PLEDGE OF ALLEGIANCE

Councilwoman Fuller led the Pledge of Allegiance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Stuart made a motion to approve meeting minutes of September 26, 2017. Fuller seconded the motion and the motion passed with Walz abstaining. Fuller made a motion to approve special meeting minutes of October 2, 2017. DelRio seconded the motion and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**REVIEW OF GOLF PROFESSIONAL AGREEMENT WITH CAMERON HUFF,
RELATED DISCUSSION AND POSSIBLE ACTION TO ENTER INTO
AGREEMENT FOR NOVEMBER 1, 2017 TO OCTOBER 31, 2018**

Supp began that this is only a one year agreement and is different than what has been done in the past. This agreement will establish what the revenue potential can be at the golf course. Supp reviewed changes that had been made from the previous contracts. Stuart thought section 5.4 needed to be clarified as far as who is paying for the food and beverage. Supp stated a purchase order would be required when ordering food or beverage and signed by either Pengelly or Supp. Article 10 pertains to the wage being paid and Huff will be paid on the fourth Wednesday of each month as a 1099 employee.

Supp's old computer is being prepared to be used at the golf course and the different software programs available for golf courses will be looked at to see which one would work best. Supp would like to get Huff and everyone who works behind the bar work cards. Walz asked if there were changes that needed to be made or if this was ready to be voted on. Stuart wanted more time to look at the contract.

**DISCUSSION AND POSSIBLE ACTION TO ADVERTISE FOR BIDS FOR THE
EL RANCHO STABILIZATION CDBG 17/PF/06**

Supp stated the City has gotten notice to proceed and the bid document Supp prepared has been approved by CDBG staff and is ready to go out for bid. Stuart made a motion to advertise for bids for the El Rancho Stabilization. Fuller seconded the motion and the motion passed unanimously.

**DISCUSSION AND POSSIBLE ACTION TO PROCEED WITH APPLICATION
FOR MAIN STREET OF AMERICA AND REQUIREMENTS TO BECOME AN
AFFILIATE COMMUNITY AND ONGOING FINANCIAL OBLIGATIONS OF A
LOCAL MAIN STREET AFFILIATE PROGRAM**

Walz stated that this was on the agenda of the previous meeting that she was not able to attend. There was discussion but no decision was made. Supp stated there was concern regarding the \$25,000 due from the private sector. Supp met with Newmont who has pledged \$10,000 a year for the next three years. Wells Rural Electric Company and Nevada State Bank have also offered to contribute. Supp added she has letters of support out for more than the \$25,000. Supp provided the application for the grant and a list of those interested in sitting on the steering committee.

Walz stated the Main Street Program is a good fit for the strategic plan and where the City has been going with downtown development. Walz was impressed with the proven history of return on investment and thinks this is an opportunity for the City to put a small amount of money towards redevelopment of the downtown. Supp stated this program would bring new and creative events to downtown. Walz added the entertainment for

young adults is slim to none in the community. Walz continued that a lot of Wells citizens travel elsewhere for different activities for which they could stay in Wells if those events were offered. Supp stated that there would be increased revenue for the private sector with the Main Street Program. Stuart mentioned there are more visitors coming into the visitor center. Supp stated the Main Street Program has a lot of creative ideas for businesses to help themselves. Walz stated it is a valuable program that keeps downtown businesses downtown.

Fuller thinks it is a good program but is a lot of money not knowing what Better City has yet to reveal. DelRio thinks it is a lot of money to invest in businesses that may or may not flourish and are spreading ourselves to thin. Walz stated she felt the purpose of the Council is to spend the taxpayer's money in ways that foster growth and quality of life for the community and believes the Main Street program would do just that. Stuart made a motion to proceed with the application for Main Street of America and the requirements to become an affiliate community and ongoing financial obligations of local main street affiliate program. Walz seconded the motion. The motion failed with Walz and Stuart voting aye and Fuller and DelRio voting nay.

DISCUSSION AND POSSIBLE ACTION TO ACCEPT OR DENY HEALTH SERVICE AGREEMENT WITH NEVADA HEALTH CENTER OR REDIRECT CITY STAFF TO LOOK FOR OTHER PROVIDERS

A copy of the letter Walz sent to Mr. Giomi stating the concerns brought up at the special meeting was included in the packet. Giomi responded to the email stating he would look at the concerns and see what he could do to address them and Walz has not heard any more from him.

Walz continued it was pretty clear from the community that service five days a week was important. Walz wanted to know if the City should wait for a response from Nevada Health Centers or look for someone else. DelRio felt they had five days to respond and if they were serious about providing health services in Wells would have responded by now. Stuart thought the letter was excellent and agreed with DelRio and feels the \$40,000 is still a problem. Fuller added it had only been three business days and should NRH be allowed two more weeks to respond. Walz does not want to string anyone along or give false hope but maybe the City can look into possibly getting another contract from another provider in those two weeks and have them both at the next meeting and have two contracts to compare and choose from. DelRio thought that would be the most logical. Stuart added there was a lot of misrepresentation from Nevada Health Center. Fuller stated that the City was willing to give them the use of the clinic for nothing and is saving them a lot of money and then they ask the City for \$40,000 on top of that.

Paul Bottari from Bottari Realty stated that as they are showing property to potential buyers, not having any health services available is a very important factor and it would be more appealing to have the clinic open five days a week instead of three. Fuller

mentioned thousands of people come through town on I-80 and U S 93 every day. Inquiries about medical services in town are made and could provide additional income. Mike Pace stated having to drive to Elko when you are sick is not feasible and three days is better than none.

Walz stated contact will be made with Dave White to see if he is still interested in staffing the clinic and if so, see if an agreement can be obtained for comparison. Fuller thinks it is only fair since the Board did vote to go with Nevada Health Center and should give them a chance to respond to Walz' letter by the next meeting. Fuller added if staff is still in communication with Dave White, should see what he has to offer.

DISCUSSION AND POSSIBLE ACTION TO PURCHASE THE STINKER STATION FOR REDEVELOPMENT PLANS. UPDATE ON NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION CLEANUP SUPPORT

Supp began that Better City is going to be working with NDEP to prepare a grant application for clean-up. Supp contacted Jeff Collins, head of the underground storage tank program and Collins is looking into options for that property if the Board goes that direction. The NDEP application would be due by November 15, 2017. The property doesn't have to be owned to submit the grant but does have to be owned to be able to use the grant.

DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE MAYOR TO SIGN AGREEMENT FOR LAND OWNED BY W. DREW BAKE APN # 002-675-001 AND 008-350-001

Supp began that all of the purchase documents are going through Stewart Title and then to Goicoechea & DiGrazia for review. Comparisons have been provided by Lorraine Freedman of Odyssey Realty who feels property values have gone up. Supp continued that the geologists have about a week to finalize their model and all models indicate there is a fault on the property. The area that was geo-probed shows warm soil temperatures. Resistivity tests were done that indicated a highly conductive patch of ground under that spot that may be water and could be hot water from a ground fault. That spot has been picked to drill the observation well. The work is scheduled to start next week if the City can close on the property.

Paul Bottari asked if the sale was contingent on having an appraisal done. Supp said yes and Bottari asked if an appraisal had been done. Supp stated that comparisons were provided instead of an appraisal. Bottari said he could provide more recent comparisons as the comparisons provided were high, for subdivision lots and anywhere from one to three years old. Bottari also added that this land is next to the sewer pond which would lower the value. Walz stated it would make her more comfortable to get an appraisal, which would delay the observation well until spring. Supp added that she has already

requested two extensions on this property. Supp thinks Bake is not interested in dealing on the price.

Supp stated it has been determined that the water on the west side and east side are from two different water aquifers. One side is more potable and the other side has a higher sulphur content. Fuller felt the Board had committed to this and should move forward. Walz added that the water doesn't have to be that hot to heat the swimming pool and would pay for itself in a few years. Fuller moved to authorize the Mayor to sign the agreement for the land owned by W. Drew Bake. DelRio seconded the motion and the motion passed unanimously.

CLAIMS COMMITTEE REPORT; ACTION TO APPROVE FINANCIAL STATEMENTS

Fuller made a motion to approve check register dated September 1, 2017 to September 30, 2017 in the amount of \$28,173.62. Stuart seconded the motion and the motion passed unanimously. Fuller made a motion to approve Warrant Register dated September 27, 2017 to October 10, 2017 in the amount of \$55,368.26. Stuart seconded the motion and the motion passed unanimously.

COUNCILMEN'S REPORTS

Walz stated that WREC is going to start working with a contractor to update the City street lights to LED lights.

STAFF REPORTS

Supp mentioned that the Golf Course Association dinner will be Friday and would like to have an update on the future of the golf course.

Katherine Bozzo is going to have a "Refuse to be a Victim" class at the fire hall on October 19, 2017 at a cost of \$35.00 per person.

Next week there will be fifteen Australians here who will be touring the Long Canyon Mine as well as looking for commercial property and business opportunities for their resources. This is part of the NNRDA mining supply chain activity.

CITIZENS TO ADDRESS THE COUNCIL

None

ADJOURNMENT

The meeting adjourned at 9:14 p.m.

LAYLA M. WALZ, Mayor

ATTEST:

JOLENE M. SUPP, City Manager/Clerk