

**MINUTES OF WELLS CITY COUNCIL
MEETING OF OCTOBER 25, 2016**

CALL TO ORDER

Date: Tuesday, October 25, 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: Jason Pengelly, Public Works Director
Jolene M. Supp, City Manager/Clerk
Patti J. Zander, Deputy Clerk

PLEDGE OF ALLEGIANCE

Councilman Stanhope led everyone in the Pledge of Allegiance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Huff made a motion to approve meeting minutes of October 11, 2016. Fuller seconded the motion and the motion passed with Walz and Stuart abstaining.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**BETTER CITY TO ADDRESS THE BOARD OF COUNCIL REGARDING
STRATEGIC PLANNING ON BUSINESS RECRUITING**

Kelby Bosshardt and Adam Hughes were present from Better City. Bosshardt stated they had spent the afternoon with Supp looking at different ideas and brainstorming on business recruitment. Bosshardt continued that Better City has been working for a year on a strategic CDBG planning process. Bosshardt stated one of the things that is critical in moving forward is the leadership in the community and the City of Wells has leadership in the community that other communities would kill for. Bosshardt went on to go over the tools the state has provided to use to create revenue streams/funding sources to get some of these projects to occur. In order for some of these projects to work, Wells needs a redevelopment area as well as looking for grants. Moving forward, Better City is looking for market opportunities for job growth, developers that are willing to put in some risk and capital to make those projects occur and working with the City, public groups and organizations to help these projects take place.

Bosshardt wanted to give some time to Adam Hughes who is the CEO of Better City. Hughes wanted to share his thoughts on Wells. Hughes continued that economic development is not just funding, it is political will. There is money out there, grant funding available and ways to make projects work. If the community doesn't have the political will to move things forward, nothing will get done. Hughes continued that Wells has great leadership and has already shown to businesses and the community that the City is willing to reinvest in the City through the establishment of the RDA District. Hughes explained the reason he hasn't been that involved in Wells is that for the last two and a half years has been working in a community in Ohio, which has taken up most of his time. There will be a ribbon cutting ceremony for this city on November 11, 2016 for a project in this rural community that was struggling to attract private investment. A lot of things that the City of Wells has, they did not have. To take this project from inception to completion, Better City was able to pull together an eight million dollar project using a \$28,500 grant. Hughes gave some information on what was done in Ohio.

FINAL ACTION AND DISCUSSION FOR POTENTIAL 2017 CDBG SUBMITTALS TO DETERMINE TO APPLY FOR OR TAKE NO ACTION

Walz began that she had read in the minutes from the last meeting that there weren't many "project ready" opportunities. Walz added that Supp and Better City may have come up with some ideas today. Supp stated that she, Bosshardt and Hughes were driving through town today and Supp informed them that the City of Wells may not be applying for a CDBG grant this year. Supp noted the grant money for this year would not be available until around this time next year. Bosshardt and Hughes are pretty passionate about saving the El Rancho building and asked Supp if she had thought about it being an incubator building. Supp gave an example that a person wanting to put in a restaurant, could come in and occupy the restaurant and use it for a certain amount of time, not pay rent but pay for the restaurant equipment and supplies. Supp continued that other parts of the building could be used for future offices, art and cultural activities.

Supp stated that all of the structural assessments are done. Glen Palmer informed owner Peg Kaplan that it was his opinion it would cost \$125,000 for stabilization. These plans

could probably be completed prior to the presentation of the CDBG grant and then this grant would be strictly for the stabilization portion, bringing in a contractor to do the stabilization and repair the roof. Kaplan would enter into an interlocal agreement to lease the building to a non-profit or the City or Kaplan would gift it to a non-profit or the City. Kaplan would like it gifted with the intent of stabilization and revitalization and not demolition. Better City did inform Supp they would be willing to help put this grant together. Supp added that the bathrooms are not ADA accessible and this would be a major issue. The interior of the building is very stable, the exterior walls are failing.

Huff wanted to know how the grant would be written. Supp stated the initial part of the grant would be written for phase one stabilization. Work would need to be done to get this to be project ready but the assessments have already been done. The stabilization plans would need to be in hand for presentation in March. A document would need to be in place that the El Rancho would be going to a non-profit or a local government in the long term. Huff and Stanhope both think it is a big money pit. Stanhope would love to see the El Rancho resurrected but has a bad feeling about this financially. Walz added that there has been conversation about preserving our identity and keeping our historic roots and downtown and feels the El Rancho is what is left of our downtown. There are no private funds to come in and fix it but asking for a stabilization grant will keep that building from falling down until the City has the funds to finish or someone else wants to finish. If it is left to continue to deteriorate, it won't be long before it will end up like the Bullshead and Quilici building.

Hughes told Stanhope his concerns are well founded that this could be a money drain on the community. There are steps to take to mitigate the risk to the community, what it would cost to bring it up to certificate of occupancy, look for other sources of funding and what would be the end use. Hughes continued that if the City gets to a point in evaluating the project and it does look like it is a money pit, the application can be withdrawn and will not go any further with the project. Going into this project, there are risks that need to be mitigated to make this project successful and if it can't be done, there needs to be an exit ramp. Hughes added that there needs to be due diligence and a need to understand the full spectrum of risks to make sure it is a good project to move forward with. Supp stated that if the Council chooses to move forward with this project, Supp will need to write a short paragraph of the intent by November 15, 2016, have the grant written for approval by the Council in December and have everything ready by January 10, 2017, the last date for submittal.

Stuart added that with the creation of the Western Heritage Park to increase tourism, it would be nice to have another coffee shop and a place for kids to play video games and restore the museum to where it use to be to draw people to downtown and bring more activity to downtown. Huff stated he has always been a proponent of the CDBG and the City of Wells has been participating for a long time and does not like the idea of not applying for a grant. Huff continued that it may be better to submit for the grant on the chance we may get it and then move forward. Supp stated there is a lot of work to be done. Supp continued that the stabilization would be a project a contractor would do, not

something the City would be involved in. Huff is worried about this being dumped in the City's lap in the future. Supp stated before getting too far into this project, the City needs to identify other funding opportunities for this project to have a game plan for the entire project. Supp continued after returning to town from the League of Cities conference and seeing the buildings gone, it added value to the downtown square getting rid of these structures and exposes the El Rancho in a positive light. Stanhope questioned what condition the building will be in by this time next year which is when the money would be received for the grant, if awarded, with the continued water damage. Stanhope continued if the City received the grant, could the City back out if there is too much damage? Supp stated as long as the City has not received any money, the City could back out. Stuart moved to apply for the 2017 CDBG grant for the stabilization of the El Rancho building. Stanhope seconded the motion and the motion passed with Fuller voting nay.

DISCUSSION AND POSSIBLE ACTION TO ENTER INTO PROFESSIONAL CONSULTING SERVICE AGREEMENT WITH BETTER CITY FOR THE HYDROPONICS/AQUACULTURE SCOPE OF WORK

Stuart wanted to know if on the first page section (c) where it talks about Better City possibly using a subcontractor, if that was going to be an additional expense. Bosshardt responded that this expense would not be an added cost. Supp added that this agreement is the same agreement that Bob Goicoechea had previously reviewed. Stuart also questioned under termination, it requires ninety days' notice and the whole project is for four months. Bosshardt stated that ninety days has been typical with the contracts with the City and said it can be changed to thirty days' notice. Stuart made a motion to accept the contract with Better City with the change from ninety days to thirty days. Stanhope seconded the motion and the motion passed unanimously.

PRESENTATION FROM REACH AIR MEDICAL SERVICE ON REACH FOR LIFE PROGRAM THAT IS OFFERED IN THE WELLS AREA. REQUEST FOR \$6,000 TO COVER ALL OF WELLS RESIDENTS FOR AIR AMBULANCE CALLS

Gina Faccenetti, Membership Sales Manager for AirMedCare Network was at the meeting to make a presentation. Faccenetti began that REACH is the base in Elko, has served the area for eighteen years and has over two hundred and fifty aircraft stationed in thirty two states. Elko is one of the busiest bases with an average of sixty to seventy flights a month. The national average out of pocket expense for a medical flight is between \$7,000 and \$10,000 with insurance. This is a lot of money leaving the community for medical bills. REACH has come up with a Municipal Sight Plan which would cover every resident in the City/County so there would be no money out of pocket. The plan total for all of Elko County is \$31,529 which would be divided between five municipalities with the figure being \$6,305.80 annually to cover all the residents of Elko County. Faccenetti stated this has been done all over the country and is not a unique situation and has been done for thirty years.

Stanhope wanted to know what would happen if a patient requested to be transported to St. Luke's in Twin Falls, Idaho and if they could be flown there. Facennetti replied that it would depend on the nature of the call. If it was coming from a hospital for a transport, the doctor has already made the call as to which hospital the patient should go to. If the call is on the scene, the patient will be taken to the closest appropriate hospital. If the patient has a preference, they would try to take them where they want to go. Stanhope added that there are a lot of people that don't want to go to the Elko hospital. Facennetti stated she hears that a lot and in most cases, whether it be a trauma or a broken bone, patients would not go to Elko as they do not have a trauma center or have anyone that can pin a broken bone. Facennetti continued the flight crew will be the one who makes the decision as to where the patient will go, especially if the patient is non-verbal.

Huff asked about the states darkened out on the brochure that was available. Facennetti explained that every state that had a red dot had aircraft stationed in those states on a full time basis but REACH also serves the states that have no stationed aircraft. Huff asked how many of the municipalities had signed up for this service. Facennetti stated they had just begun their presentation and had two meetings set up for tomorrow. They have been working with the City and County for the last couple of months. The City/County came to REACH to ask for options due to the fact that the Elko Hospital got a helicopter to do pad to pad transport. There was a lot of backlash because REACH already has close to thirty percent penetration rate in Elko County from people that wanted membership and if people wanted to have a preferred provider through REACH, was there a way to get them covered and this was the answer. Huff asked if the City of Wells did not do this, would he still be able to get his own membership and was told yes.

Stanhope stated he has worked on the ambulance from time to time and felt that most of the medical flights made out of this area were from accidents on the highway outside of the City and did not know if this would be a benefit. Stanhope also asked how many choppers would be available to fly out of Elko because requests for a helicopter have been made before and one was not available. Facennetti stated two helicopters are stationed in Elko as well as one fixed wing. There is also the option of pulling from one of the other six bases that are close.

Supp asked what the budget was to operate the two helicopters and fixed wing for a month. Facennetti stated she did not have that figure but added that the crews are firefighters that are on call and live at the base so there is no response time. It is reported to keep a helicopter is about \$1,000 a day for maintenance to keep the helicopter on the ground. Stanhope wanted to know what the Wells population was compared to the City of Elko and if Elko was one of the municipalities. Facennetti stated that the City of Elko, Elko County, Spring Creek, Carlin and Wells are those that are being approached. Facennetti also added they are looking at some private funding sources as well which would decrease this amount. Stanhope thought with the difference in population, it would be fairer to base the amount on population rather than a flat fee. Supp stated that an employee asked if the City chose not to go this route, would the City think about

purchasing memberships for the employees and reduce the amount received for a Christmas bonus. Facenneti stated there are a lot of businesses that do that.

Facenneti added that it could be based on population. A normal municipal flight plan for a county as large as Elko would be somewhere in the range of \$177,000 and knew that figure would never work. It was discounted down as much as possible and it worked out to \$2.33 per eligible household. Walz thought that is how the communities should be billed is per eligible household. The Board would like to know how many flights went out of Wells for Wells residents as well as the cost based on population. Facenneti did reiterate that they are working on private funding with some of the bigger companies to make it so that the municipalities don't have to pay anything. The Board would like to wait and see what the City of Elko and Elko County are going to do. It was also recommended that St. Luke's be contacted to see if they would like to participate seeing that there are several people who would prefer to go there.

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

Sheriff Pitts came forward to give the monthly report that everyone had a copy of. Walz asked Pitts how the SRO program was working and Pitts said it was working very well and the officers were trying to get over here as much as they could. The only complaint Pitts has received is there were not enough officers to put in all the schools. Supp had an officer ask her if there was a catch pole for them to use. Supp knew there used to be one and wanted to know if she could order one. Pitts said he thought there was one back in the office and would check. Walz also mentioned that the new recreation signs at the intersection may be interfering with the view of the stop signs and asked if he had seen an increase in stops at the four way intersection. Pitts said he would look into that. Fuller asked Pitts if Clover could be patrolled more as it is also in the school zone and 15 mph.

RICK PALAGI FROM NORTHEASTERN NEVADA REGIONAL HOSPITAL TO ADDRESS THE BOARD OF COUNCIL REGARDING HEALTH CARE IN WELLS AND MATTERS THEREOF

Palagi was not able to attend.

DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 16-07, RESOLUTION APPROVING APPOINTMENT OF PERSON TO BE MEMBER OF THE PLANNING COMMISSION OF THE CITY OF WELLS

Walz stated a well written letter had been received from Jonathan Goolsby wanting to serve on the Planning and Zoning. Stanhope made a motion to approve Resolution 16-07. Huff seconded the motion and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 16-08 A RESOLUTION PROVIDING FOR THE ADDITION OF WHITE PINE COUNTY AND THE CITY OF ELY AS A MEMBER OF THE NORTHEASTERN NEVADA

REGIONAL DEVELOPMENT AUTHORITY VIA ADOPTION OF AN AMENDED INTERLOCAL COOPERATIVE AGREEMENT AND AUTHORIZING MEMBERSHIP THEREBY

Walz began that she had listened in on the NNRDA Meeting yesterday and initially was in favor of the additional areas because there would be more funding and more people hired to handle the workload. Supp stated that White Pine has lost their Regional Director and Eureka never had one so asked NNRDA if they could come in and in exchange for that, NNRDA would receive the funding that the state used to shift to White Pine and Eureka. Supp added that the GoEd funding for White Pine and Eureka would now go to NNRDA to be administered. Walz stated a disadvantage to allowing this would be adding three entities and no additional workforce at NNRDA. The long term plan may be to add more workforce. Stuart asked if those concerns could be expressed to NNRDA and Supp answered yes. Walz stated that it was her understanding that more help would be hired with the extra funds available because of adding these three entities. During the meeting, it was stated that the hiring had been put off and the money would be spent on promoting the new entities. Supp will call and get more information. Stuart made a motion to table this item until more information is available. Stanhope seconded the motion and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY PAUL BOTTARI DEVELOPMENT ON THE ANGEL LAKE ROAD APN 002-810-003 TO ALLOW SEPTIC TANKS AND GRAVEL ROADS TO MEET THE COUNTY STANDARDS

Supp began that Pengelly, Stuart, Bottari and Supp all met with High Desert Engineering and drove the property and could see some of the challenges for this development. Supp also met with Fericks and Winer who are shifting their thoughts and are concerned with the development costs associated with their property. They were suggesting they might entertain a trade, if the City was interested, for their property for more developable property inside the City. Supp had asked Better City to take a look at this proposal. Supp's fear is that the risk to the City is that all the lots will be sold and five years from now, the residents will want paved streets. The benefit for the City to bring in that development, the jobs and houses is huge. Stuart wanted to know who would pay for the paving of the roads in the future if it wasn't in the developer's contract. Bottari stated that the people who buy these lots are going to know from the beginning that they are buying the property without paved streets and if they decided down the road they want paved streets, they can form a special improvement district and pay for it themselves. If this development is approved with septic tanks and gravel roads, the next step will be to bring an application for a zoning change to R-3 zoning. This is another step that will make this development successful. Walz stated maybe the septic tank and gravel road should be included in the R-3 agriculture zoning or maybe another zoning could be created. Fuller made a motion to approve Paul Bottari's development, on behalf of Bill Rodriguez on Angel Lake Road, to allow septic tanks and gravel roads to county standards. Huff seconded the motion and the motion passed unanimously.

CLAIMS COMMITTEE REPORT; ACTION TO APPROVE FINANCIAL STATEMENTS

Stuart made a motion to approve Warrant Register dated October 12, 2016 to October 25, 2016 for \$110,286.76. Fuller seconded the motion and the motion passed unanimously.

COUNCILMEN'S REPORTS

Stanhope was asked by a citizen if there were any laws concerning whining, howling, barking and baying dogs. Stanhope said yes there was and for this person to find out the location off these dogs and contact the Sheriff's Department to file a complaint.

Walz attended the League of Cities Conference and took the Power II course. Working with Better City will help develop some of the downtown area. Walz added that the buildings recently torn down was a great loss to the community. Walz stated that the City is much closer to having a downtown.

STAFF REPORTS

Supp reported that when the contractor was tearing down the buildings, also offered to tear down the Ranch House for \$5,000 but this does not include removing the debris, if the Board is interested.

Supp stated that at the League of Cities Conference, Roger Brooks gave a good talk on developing downtowns.

Better City and Supp were working today with a couple of housing developers, two in Elko as well as one locally. Better City also gave Supp some suggestions on project _____. Supp forwarded this information on to Pam Borda

CITIZENS TO ADDRESS THE COUNCIL

There were none.

ADJOURNMENT

The meeting was adjourned at 9:10 p.m.

LAYLA M. WALZ, Mayor

ATTEST:

JOLENE M. SUPP, City Manager/Clerk