

**MINUTES OF WELLS CITY COUNCIL  
MEETING OF NOVEMBER 8, 2016**

**CALL TO ORDER**

Date: Tuesday, November 8, 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  
Cindy Fuller, Councilwoman  
Robert D. Stanhope, Councilman  
Yvonne Stuart, Councilwoman

Absent: Kenny W. Huff, Vice-Mayor

Quorum: Yes

Staff Present: Heather M. Iveson, Utility Clerk  
Sherry Justus, Deputy Clerk  
Jason Pengelly, Public Works Director  
Jolene M. Supp, City Manager/Clerk  
Patti J. Zander, Deputy Clerk

**PLEDGE OF ALLEGIANCE**

Pam Borda led the Pledge of Allegiance.

**APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

Stuart made a motion to approve meeting minutes of October 25, 2016. Stanhope seconded the motion and the motion passed unanimously.

**CITIZENS TO ADDRESS THE COUNCIL**

There were none.

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

Rick Palagi, CEO of Northeastern Nevada Regional Hospital thanked the Council for allowing him to come to give an update. Palagi wanted to apologize to the community for not being able to fulfill their promise of having healthcare in Wells. Palagi went on to say that it hasn't been for lack of trying. There are no physicians or nurse practitioners in their group that are able to come on a regular basis. There has been an active search for two family physicians or internal medicine physicians that has been ongoing for four years. Work is continuing with Nevada Health Centers whose mission in life is to provide service to underserved areas. Nevada Health Centers has access to additional government funding that private organizations don't have and are also in need of two additional physicians.

Palagi had some handouts, one dealing with mammograms in the County and the partnership with some community organizations. Fifty five percent of women in the State don't get annual mammograms which is unacceptable to NNRH. This partnership will help get the word out and communicate to women that they can get a mammogram regardless of their situation.

Palagi went on to say there has been quite a change in the medical emergency flight situation in Elko County. Summit Air sold their operation to REACH who took over all of the operation and is also the 911 response for the county. NNRH is working with MedexAirOne who has been providing helicopter emergency transport in Winnemucca for the last two years. MedexAirOne will use paramedics and emergency room nurses as the flight crew who will fly with the patients being transported from NNRH to another hospital, referred to as a pad to pad transport. American Med Flight, a fixed wing service, has also sold out to another company that NNRH has a good relationship with through Elko Air One and Medex. NNRH will have access to both fixed wing and rotor wing for transports. All of these air companies have membership programs. A household can buy a membership so the patient is not billed for any out of pocket expenses. NNRH will be able to provide that membership program to every bona-fide resident in the county from day one when they start operation in the middle of December. Private funds have been obtained to purchase the fee for the county. REACH is asking many of the municipalities to pay this fee and would like to see the community and county fund this. Palagi added that NNRH has met with all of the air providers at the hospital to make sure everything goes smoothly. Elko AirOne would be available if REACH was busy. If the helicopter stationed at the hospital was out on a transport and a second one was needed, REACH may have to step in to do the transport. There are four or five counties in Northeastern Nevada that are covered under this membership program.

Palagi added that four new physicians have been recruited. There has been a shortage of OB/GYN doctors due to the fact that a lot of independent doctors retired around the same time. Nevada Health Center now has a new OB/GYN as well as a certified nurse midwife on staff. There are two new OB/GYN doctors that are part of the medical group at the hospital as well as a new cardiologist and new orthopedic doctor.

Supp asked how the oncology service was going and Palagi stated there are growing pains which was expected. Because of the population, it is hard to generate the numbers that are required for the radiation oncology treatments per day. There are six to eight patients being seen per day and to break even, need to have twelve to thirteen. There have also been some personnel changes. There is a strong relationship developing with the Huntsman Center which allows the oncology service to be able to do a lot of the daily chemotherapy treatments.

## **DISCUSSION AND POSSIBLE ACTION TO REVIEW 2017 CDBG APPLICATION FOR PHASE 1 - EL RANCHO STABILIZATION**

Supp, Yvonne Stuart and Bob Selby sat in on a teleconference yesterday with Nevada Preservation, a non-profit organization. The thresholds for new market tax credits as well as historic tax credits were discussed. Supp requested a proposal from Nevada Preservation, who offered to do the leg work on the tax credits. Also discussed was if there was any money to weatherize the El Rancho. Heidi from Nevada Preservation was going to look into this to see if she could come up with some funds. Supp continued that the structural analysis has been completed; the gift deeds and title search are under way; the stabilization plan, both design and concept, is underway and there may need to be a phase one environmental study done on the building. After the last meeting, there was discussion about the long term plan and creating a plan for operation and maintenance as well as an operational plan for the city. The possibility of a management company handling this was discussed because it is not the intent of the city to be a landlord.

Supp and Pam Borda met this evening and Borda suggested backing the grant up and discussing the redevelopment happening in the City of Wells and how this fits in. As well as doing business incubation, Supp suggested adding the “Next Level Class” for those having a business in the El Rancho. SBDC has just received a grant to recreate the “Next Level Class” which Supp explained was a twelve week long class. This class is going to be streamlined and targeted towards business use. Supp thinks the occupants in the building need to attend these classes to make them better business operators.

Supp would like to keep the El Rancho on the agenda to keep the Board informed. Supp said it is imperative to meet with GoEd and the State Historic Preservation on the environmental side. Historic preservation has changed and is something new to Supp. Supp added that there are building codes that are tailor made for old historic buildings with a lot more flexibility. There was also discussion as to if energy efficiency upgrades are allowed on historic buildings and the answer is yes. The upgrades may qualify for some Bonneville Power incentives through Wells Rural Electric. The tax credits could take a year to receive. Stanhope asked if there was a plan to mitigate the leakage from the roof. Supp thinks the property owner has done minimal work on patching the roof. The holes in the wall have not been patched either. Heidi, from Nevada Preservation, was going to look into some more ideas for weatherizing.

**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 INTER-LOCAL COOPERATIVE AGREEMENT AND AUTHORIZING MEMBERSHIP THEREBY**

Pam Borda from NNRDA was at the meeting to report to the Board regarding this item. Borda stated that a few years ago when the Governor's Office of Economic Development (GOEd) was first formed, the intent was to create regional development authorities as opposed to individual development authorities in each county in the state. At the time, Borda was asked to create a Regional Development Authority for the northeastern part of the state, specifically the five counties in the mining region: Elko County, Eureka, Lander, White Pine and Humboldt. Borda was fine with that as long as these counties wanted to be members willingly. That is when the name was changed from ECEDA to NNRDA and those four counties were invited to join. All of them declined the offer.

Last year, Lander County requested membership in NNRDA. Earlier this year, Eureka and White Pine Counties approached Borda to see if they would still be able to join NNRDA. White Pine and Eureka had originally formed an RDA called the Great Basin Regional Development Authority, which Lander, Eureka and White Pine were members of. Lander lost their Executive Director and Eureka and White Pine eliminated their Economic Development positions. GOEd stepped in and said they thought they should be allowed to become members. Borda stated she was not willing to do this under the current circumstances and refused to compromise the service provided to the existing members in order to handle the new members and would need additional resources to take on the other counties. An agreement was made that NNRDA would receive the money that Eureka and White Pine was receiving from GOEd. Borda just signed this contract last week and will be getting an additional \$90,000 a year from GOEd for those two counties. All three counties will be paying the same membership fees that everyone pays, based on population.

Borda had a meeting this morning with the Humboldt County Manager, the City Manager and Mayor of Winnemucca, who is now interested in joining NNRDA. Winnemucca's Economic Development employee is retiring as of June 30, 2017 and they are evaluating whether they should join NNRDA. Borda will be making a presentation to them next Tuesday at a joint city and county meeting. Borda would then also get their GOEd money. The money from Eureka and White Pine would allow Borda to hire another person but having the money from Humboldt will allow NNRDA to hire another person at a higher level. Borda has recommended to GOEd, for the new members and existing members, a need to do new economic development planning. Borda felt Wells is the example of how to do it right and wants to do what has been done in Wells with all of the communities so they all have their own economic vision. Borda would like to understand more about these counties before hiring another person and wants the new members to get the same service and attention that all existing members receive.

Stanhope asked how soon Humboldt County would be joining. Borda stated there was discussion on doing it right away so that the retiring Economic Development person could help with the transition and be able to provide NNRDA with a lot of the needed information. Stuart was concerned that with the other counties being members, if a company wants to relocate, all the other counties would be eligible to vie for the company relocating to their area. Borda explained that when NNRDA receives a lead on a company wanting to relocate, it is always handled the same way. There is discussion on all of the areas that would fill the company's needs. There are usually certain specific requirements from the company so the communities that fit those needs the best would be the ones that are recommended. NNRDA will submit all of the communities to the company that meet the specifications and the company will choose the one they feel will serve their needs best. Each community will have their own vision to reduce the competition and to be more successful at growing the smaller communities.

Stanhope was concerned that having the other counties coming on board would be a lot of work for Borda. Borda stated with the additional resources NNRDA would be receiving, they would be able to handle the additional work. Borda would not have attempted to do it with the existing resources. Borda added that NNRDA has the GOEd mining industry specialist in their office who specifically supports the mining region. They also have the small business development counselor for the region in their office. Two years ago, this would not have worked but now with the additional resources, Borda is confident they can handle it and not compromise what is being done for existing members. Borda will be able to continue some of the things done this year with the additional funding such as hiring target industry prospects to generate leads. Borda met with sixteen companies, leads from the Las Vegas Mine Expo that were potentially willing to locate to the region. Three were very serious and NNRDA is working with them at this time. It is exciting for Borda to have the funds to be able to reach out and have people help in generating those leads and is a positive for everybody. Walz thinks it may provide more leads and more successful leads. Borda added that every time there is a lead and they can be provided with multiple options, is always better than providing just one or two because it gives them choices. Walz added that Borda has also been beneficial in helping with grant writing the last few years and it has been a valuable relationship for the City of Wells. Stuart made a motion to approve Resolution 16-08. Stanhope seconded the motion and the motion passed unanimously.

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

Stuart made a motion to approve check register dated October 1, 2016 to October 31, 2016 in the amount of \$28,608.99. Fuller seconded the motion and the motion passed unanimously. Stuart made a motion to approve Warrant Register dated October 26, 2016 to November 8, 2016 in the amount of \$61,350.69. Fuller provided the second and the motion passed unanimously.

#### **COUNCILMEN'S REPORTS**

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Walz reported that she and Pengelly presented the CDBG grant for the geothermal study on Friday and received news that the grant was awarded. Walz continued that the Staples Golf report is back and available for review. Walz also had a complaint regarding the ambulance service. Walz stated someone was bleeding in the road and it took forty five minutes for an ambulance to come from Elko to Wells and law enforcement was not dispatched. Two sheriffs were within three miles and there was no help from anyone for forty five minutes. Walz said this was not acceptable and wants to know from dispatch and the county what happened and how it is going to be fixed.

Stanhope reported there was a dog bite at the school this week. Law enforcement responded to the incident. Stanhope continued that on that day, there were dogs running around all over town. Stanhope stated law enforcement needs to know that we have this problem and it needs to be remedied. Supp will look in the Sheriff's Department contract but thinks animal control is done as a courtesy and not included in the contract. Supp did say that an officer had asked about having a catch pole for catching dogs. Supp also thinks there is a need for leather gloves which are important for safety in picking up feral cats or dogs, to make sure the officer doesn't get bitten. Stanhope stated this is part of the code, to which Supp agreed but thinks it is specifically excluded from the contract. Supp thinks Pitts would say they are here to assist. Pitts has also told Supp they need to get the animal control officer over here. The officer requesting a catch pole asked Supp what the status was of the old dog pound. Supp said it was abandoned for a reason; is in a residential area, the sewer system doesn't work well, there is no heat and is not a good facility to keep animals in. Supp continued if they had big pens to put animals in, the animals could be kept there for a short period of time. Stanhope also added that he has been reading the reports on what has been going on at the golf course and wanted to give kudos to Jason and staff for all the work.

Walz wanted to go back to the dog issue. Previously there had been discussion about if there was a need for a code enforcement officer and how to fund this. Walz wondered if there were other nearby communities that had dog catchers and code enforcement and if there was an opportunity for an inter-local agreement where the City could get somebody one day a week to come over and help catch dogs. Fuller stated that West Wendover does have an animal control officer on their police department. Supp added that Sheriff Pitts has given the City proposals for a code enforcement/animal control officer. If the Board would like to explore those, Supp could bring those proposals to review. The Sheriff's Department has the approved containment facilities and the contracts to take those animals over to the City of Elko animal shelter. Stanhope added that he has a scanner and is constantly hearing about dog problems in the Elko and Spring Creek area. Walz added this is something we might want to discuss.

## **STAFF REPORTS**

Supp began that the golf assessment draft will be on the next agenda. Staples Golf would like to receive comments back on this assessment. Pengelly and McDonald have been given copies of this report. One thing to take notice of is the big drop in the rounds of

golf played in the last four years. Supp stated there are some low cost changes that can be done, as well as short term and long term suggestions. One of the recommendations is to hire a well-educated greens superintendent.

The draft of the audit has been received and work is being done on the management discussion analysis. Eide Bailey will be at the first meeting in December. Supp is planning on having a staff meeting in December to look at the six month budget analysis. From that, Supp may be making a request to move money. There are a lot of things on the table now and a lot of things developing that we didn't see when putting the budget together in February.

Supp talked with NDOT today regarding the permit for the sewer line going to the Hampton. The submittal is complete, work is being done on it and hopefully the permit will be ready soon. The floor of the building will be poured soon.

Supp will be having a meeting with the Hampton people next Thursday who have asked to come out and see what is going on and discuss issues/problems. There were some initial inspection concerns. Supp's biggest concern is with the amount of inspections being done and the amount of construction. The City's building inspector is a retired building inspector and can only work so many hours a year and up to a certain dollar amount otherwise it will compromise his PERS. The City may have to look at some contract services, mainly for the Hampton.

Another reason Supp would like the Board to review the golf assessment is that the Board wanted to wait for this report before moving forward and making a decision on the remodel project at the golf course. If the project moves forward, the decision to move forward with USDA funding needs to be made. Walz thinks it should be put on the agenda for discussion.

Supp stated there is an employee who would like to rent the trailer at the airport. The last tenant never gave notice that he was moving out and left owing over \$500. This would be more space for the employee and less money. Supp did tell him that he may have to bring people into Wells on occasion and he is willing to do that.

Pengelly is getting ready for winter and thinking about moving forward with the memorial wall at the cemetery. The fence posts have been put in at the lot for the Society for the Preservation of Western Heritage Park. There were about 40 volunteers that did a community project at Pioneer Park to spread the millings. Stuart stated it looks wonderful and was a good start.

Iveson stated City Hall will be closed Friday for Veterans Day and the Christmas Bazaar is Saturday, November 19<sup>th</sup> from 9 a.m. to 4 p.m.

## **CITIZENS TO ADDRESS THE COUNCIL**

There were none.

**ADJOURNMENT**

The meeting adjourned at 8:22 p.m.

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**LAYLA M. WALZ**, Mayor

ATTEST:

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