

**MINUTES OF WELLS CITY COUNCIL
MEETING OF NOVEMBER 22, 2016**

CALL TO ORDER

Date: Tuesday, November 22, 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
Yvonne Stuart, Councilwoman

Absent: Robert D. Stanhope, Councilman

Quorum: Yes

Staff Present: Sherry Justus, Deputy Clerk
Jolene M. Supp, City Manager/Clerk
Patti J. Zander, Deputy Clerk

PLEDGE OF ALLEGIANCE

Vice-Mayor Huff led the Pledge of Allegiance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Fuller made a motion to approve meeting minutes of November 8, 2016. Huff seconded the motion and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**CHIEF REED FROM ELKO POLICE DEPARTMENT TO ADDRESS THE
BOARD OF COUNCIL REGARDING THE COMMUNITY FOUNDATION OF
ELKO COUNTY**

Elko Chief of Police Ben Reed was at the meeting to make a presentation on the Community Foundation of Elko County. Reed stated that Elko County established this foundation about a year ago. The Community Foundation of Western Nevada reached out to the Elko County group and offered them status under their non-profit organization. This foundation offers grants to different organizations, paid from the interest that is earned on the holdings. Last year, the Western Nevada group gave out over five million dollars in grants to over two hundred and twenty organizations. The Elko County group will be holding their first annual meeting on December 7, 2016. Reed handed out the 2015 annual report for the Western Nevada Foundation which listed all of those that benefited from grants. Reed continued that the board will eventually be increased and hopefully will have board members from outside of the Elko area.

DISCUSSION AND POSSIBLE ACTION TO ALLOW WELLS FAMILY RESOURCE CENTER A SPECIAL EVENTS LIQUOR LICENSE FOR WINE TASTING AT THE FESTIVAL OF TREES ON DECEMBER 2, 2016

Huff declared he is the Chairman of the Board of the Wells Family Resource Center and would be abstaining from the vote. Walz stated this is something that is done every year and there have never been any issues. A letter had been received from the Sheriff's Office stating there was no reason not to approve this liquor license. Fuller made a motion to approve the special events liquor license for the Wells Family Resource Center. Stuart seconded the motion and the motion passed with Huff abstaining.

DISCUSSION AND POSSIBLE ACTION TO ALLOW DOLORES DIXON OF THE PURPLE DOOR A RETAIL LIQUOR LICENSE

Walz stated this was another application for a liquor license for a new business in town. A letter had been received from the Sheriff's Office stating there was no reason to deny this application. Dixon stated she would be selling gift baskets that may contain alcohol and offering wine tasting. Huff made a motion to approve this liquor license. Stuart seconded the motion and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO ALLOW TA OPERATING LLC DBA PETRO STOPPING CENTERS A RETAIL LIQUOR LICENSE FOR SALE OF BEER AND WINE AT THEIR RESTAURANT

Peter Engleman, District Manager and Dennis Cheairs, General Manager of TA were in attendance asking for approval of a liquor license for the restaurant at the TA. Engleman stated TA has a company training program all of the wait staff will take before serving any alcohol in the Iron Skillet Restaurant. Stuart made a motion to approve the liquor license for the TA Petro Iron Skillet Restaurant. Huff seconded the motion and the motion passed unanimously.

REVIEW AND DISCUSSION ON CHIMNEY ROCK COMMUNITY LINKS ASSESSMENT BY STAPLES GOLF RESOURCE GROUP AND POSSIBLE ACTION TO ACCEPT

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Stuart commented that there was a lot of information to read and Huff added it was a lot of good information. Supp stated this report has been given to Pengelly and Supp would like to put it on the website for the public to view and give comments. The next step will be to do a comprehensive Master Plan which would be a good project for this winter. Supp continued that the golf course was initially built by volunteers in the early seventies and is showing signs of decline. The two biggest items are the bathrooms and the roof that are in need of immediate attention. Supp thinks appointing a recreation committee would be good to move forward with a master plan. A comprehensive marketing plan is also a suggestion as well as a better entry way and view from the freeway. Supp gave Glen Palmer the section referring to the entry way because he is the structural engineer. Palmer's architect, Cherie, stated changes could be made to the east side of the golf course to make it more user friendly for indoor/outdoor use.

Supp stated the tree and irrigation plan is a little bit premature. The Public Works Department has had access to the facility for about thirty days and been working on a hole by hole assessment. Supp continued that the secondary tees are not user friendly to women or beginner golfers. Pengelly said it would be possible to move the tee boxes.

Another thing to consider is a rate per hole played. Supp stated the City used to have a rate for five holes and if it is still in the resolution, needs to be advertised for those people who may have limited time to play. The food situation needs to be evaluated, whether it be run by the City or contracted out. Supp feels it should be commission based.

Supp has talked to Pengelly about the walking trail that was suggested. A lot of these ideas are based on golfing first and expanding to other recreation second. Supp thinks if the City goes to a Master Plan, it will be a challenge and a benefit to diversify the clubhouse so more people can enjoy it. Staples was happy that the City is looking at modifying the clubhouse. There was discussion on indoor auxiliary uses and having events at the golf course instead of the fire hall, when the clubhouse is upgraded. It is not a long time frame to do a master plan and will cost \$21,000 - \$25,000.

It was noted that the golf course offers a very fair rate and was suggested increasing the fees to generate more revenue. The cost of a family membership was mentioned as to if a payment plan could be implemented like the payment plan that is offered at the pool. It would consist of a down payment then two additional payments.

Walz mentioned that Great Basin College was going to help with some rebranding, at one time. Walz wonders if there is an intern program in the marketing field that could help develop the marketing plan, to implement throughout the year. Fuller asked about the condition of the irrigation system because Pengelly has been working on it. Supp stated the repairs have bought us some time and the changes that have been made will allow the system to be blown out for the winter and hopefully stop the breakage in the spring. There are also many different types of pipe and some are no longer available.

Stuart brought up the suggestion to change the name from Chimney Rock Golf Course to Chimney Rock Community Links. Stuart thinks all of the different activities need to be reflected in the master plan and call it the Chimney Rock Community Center or Supp added golf and recreation. Huff made a motion to accept the community assessment. Fuller seconded the motion and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO MOVE FORWARD ON USDA LOAN APPLICATION FOR CLUBHOUSE REMODEL

Huff stated walking into the clubhouse, the first thing you see is the bar, which does not represent a good family atmosphere. Stuart wanted to know who would reconstruct the layout of the clubhouse so the bar is not the first thing you see when walking in. Supp stated the layout prepared by Palmer shows the bar turned ninety degrees as well as a separate room added to the building for a pro-shop, and taking the steps to the bathroom out, doubling the occupancy. There is also storage being added, ADA bathrooms, a kitchen expansion and upgrade. The heating is not sufficient and the air conditioning is provided by a swamp cooler. An HVAC upgrade, new roof and insulation would make the clubhouse available for winter activities. Palmer has estimated the cost at \$549,000. Grant money through the USDA would be available for kitchen equipment and upgrade. Stuart would like to see a layout before moving forward.

Supp stated it will take at least six weeks to do the USDA loan application and environmental. USDA has already seen the feasibility report and the preliminary drawings. The City can move forward without committing. Supp does not think the City of Wells can handle anything more than the \$549,000 and would be more comfortable if it was down to \$363,000. Walz would like to start the process in getting RFP bids. Huff made a motion to approve moving forward with the USDA loan application for the clubhouse remodel. Fuller seconded the motion and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 16-09 – RESOLUTION AUTHORIZING NAMED INDIVIDUALS TO OPEN ONE OR MORE BUSINESS CREDIT CARD ACCOUNTS WITH NEVADA STATE BANK ON BEHALF OF THE CITY OF WELLS AND ALL MATTERS PROPERLY RELATING THERETO

Walz began that there have been some changes with City personnel and there is a need for the Mayor, Fire Chief and Public Works to have access a credit card when City personnel travel. Walz stated there was a need when she and Pengelly went to present the CDBG grant and neither had a card. Supp added Justus to the list because when administration goes to the Caselle Conference, there is a need to have a credit card to book a room. Stuart made a motion to approve resolution 16-09 to authorize the issuing of credit cards for the various departments as presented. Huff seconded the motion and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO CANCEL SECOND MEETING IN DECEMBER – DECEMBER 27, 2016

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Walz asked if there was anything that may need to be approved regarding grants or anything else pressing and was told no. Stuart made a motion to cancel the second meeting in December. Huff seconded the motion and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO CLOSE CITY OPERATIONS ON DECEMBER 23, 2016 FOR CHRISTMAS WEEKEND. ALL EMPLOYEES WILL BE EXPECTED TO USE VACATION, FLOATING HOLIDAY OR PERSONAL DAY

Supp stated this time of the year is usually pretty quiet. Huff made a motion to approve the closing of City operations on December 23, 2016. Fuller seconded the motion and the motion passed unanimously.

CLAIMS COMMITTEE REPORT; ACTION TO APPROVE FINANCIAL STATEMENTS

Fuller made a motion to approve Warrant Register dated November 9, 2016 to November 22, 2016 in the amount of \$81,440.43. Stuart seconded the motion and the motion passed unanimously.

COUNCILMEN'S REPORTS

Fuller wanted to wish everyone a Happy Thanksgiving.

Huff wanted to remind everyone of the Wells Family Resource Festival of Trees being held at the swimming pool next week. Huff added every day there will be luncheons sponsored by different groups as well as dinner and other activities.

Stuart informed every one of the Decadent Desserts on November 30, 2016 from 5 p.m. to 7 p.m. as part of the tree festival. Stuart continued that the museum had a table at the bazaar last Saturday and did well selling books and brochures and homemade items.

Walz wished everyone a safe and happy Thanksgiving. Walz attended the Newmont luncheon last week. Newmont will be at the next meeting and will begin permitting phase two at Long Canyon. The mine tour they hoped to have last week was rescheduled for the spring.

STAFF REPORTS

Supp met with Judge Calton regarding Clark County supporting a legislative change to make traffic citations a civil infraction, not criminal. This means if the traffic citation is not paid, a municipality will have to go after the individual cited civilly, as opposed to knowing there could eventually be a bench warrant issued for an arrest. The Judge put together a spread sheet showing how many times notification would be made of a court

date as well as how many times there is an opportunity to respond. Clark County felt that the criminal infraction system did not notify people well enough. This was tried before but did not pass by a slim margin. This would be a big revenue loss for the courts.

Supp sat in on a teleconference with the State Historic Preservation Office regarding the El Rancho building. SHPO would like to facilitate the stabilization and refurbishing and suggested they may have money available and are here to help. A letter initiating the Section 106 process, which is the environmental work, will be forthcoming. Palmer was also here today and was doing some last minute measurements and calculations and feels the main iron frame in the center is adequate to carry the load in the building.

The City is moving forward with the geothermal work and there will be a teleconference tomorrow morning. Wells Rural Electric donated \$5,000 to the geothermal cause which will definitely help with the in-kind match on the DOE grant. Rick Zehner will be here next week to do the probing and this information will go back to the DOE.

Supp attended a hoop house conference on Saturday. There is an Elko County Growers Group who hopes to get everyone together on growing local and organic produce. This could be an opportunity to have fresh grown vegetables available locally. The process to go from the garden to the grocery store and garden to restaurant was explained.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

ADJOURNMENT

The meeting adjourned at 8:25 p.m.

LAYLA M. WALZ, Mayor

ATTEST:

JOLENE M. SUPP, City Manager/Clerk

