

**MINUTES OF WELLS CITY COUNCIL
MEETING OF JANUARY 10, 2023**

CALL TO ORDER

Date: Tuesday, January 10, 2023
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: Jonathan Goolsby, Councilman

ROLL CALL

Present: Jonathan Goolsby, Councilman
Gary Pollock, Mayor Elect
Laura Moore-Del Rio, Councilwoman
Chris Micheli, Councilman
Carmen R. “Beth” Savedra, Councilwoman

Absent: None

Quorum: Yes

Staff Present: Samantha Nance, City Clerk
Jason Pengelly, City Manager
Tony Prado, Public Works
Glenn Shamblin, Public Works Supervisor
Dan Thornton, Public Works
Patti Zander, Deputy Clerk

PLEDGE OF ALLEGIANCE

Councilman Goolsby led everyone in the Pledge of Allegiance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Councilman Micheli made a motion to approve meeting minutes of the December 13, 2022 city council meeting. DelRio provided the second and motion passed with Savedra abstaining.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**CITY CLERK SAMANTHA NANCE TO SWEAR IN ELECTED COUNCILMAN
CARMEN “BETH” SAVEDRA AND MAYOR GARY POLLOCK**

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City Clerk Samantha Nance swore in Mayor Gary Pollock and Councilwoman Carmen R. “Beth” Savedra.

Mayor Gary Pollock took over officiating the meeting.

DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 23-01, A RESOLUTION ELECTING A MEMBER OF THE BOARD OF COUNCIL OF THE CITY OF WELLS TO THE OFFICE OF VICE PRESIDENT OF SAID BOARD, WHICH OFFICE IS ALSO KNOWN AS VICE MAYOR

Del Rio made a motion to elect John Goolsby as vice-mayor. Micheli provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY NEW CONTRACT WITH GOLF PROFESSIONAL CAMERON HUFF

Cameron Huff was at the meeting to answer any questions anyone might have for him. Del Rio thought Huff is doing a fantastic job. Del Rio thinks Huff has made a big difference in our community and congratulated him and hoped to be able to continue the partnership going forward. Micheli agreed with Del Rio’s comments. Pengelly asked if everyone had been able to review the contract and stated that all changes were highlighted. Pengelly also stated that this would be a three-year contract. The opening and closing hours were sunup to sundown and Huff would like the hours to be 8 a.m. to 8 p.m. Tuesday through Sunday except for special events and tournaments. Huff would also like to have one day off a week. Huff wanted Sunday but the city staff thought Monday would be a better choice. The clubhouse will be closed when Huff is off. If someone is hired that is over 21 and able to tend bar, the clubhouse could remain open.

Savedra has reservations about the contract. Savedra feels like the city puts a lot of money and work towards the golf course and everything else is ignored. Savedra thought in the past, it was a team at the golf course with a husband and a wife. Savedra realizes Huff’s wife has another job but thinks asking for another day off during the week is a lot. Huff stated he could provide a breakdown of the hours he puts in at the golf course for a season with seven months on and five months off. Huff works enough in that period to cover the whole year. Huff works seven days a week during the summer. If Huff has a family event to attend or a doctor’s appointment, Huff must try to find someone to cover for him at the golf course. There will still be someone at the clubhouse on that day off from 11 a.m. to 5 p.m. Huff will still open the clubhouse in the morning until that person can come in so it would be like half a day off. Huff would like to have an opportunity to be able to do something in the summer if he needs to and likes the way it is worded in the contract. If there is no summer help, Huff will be working. Del Rio thought that Huff would be able to determine what day during the week was the slowest day of the week for play and food sales. Huff stated that Monday’s and Thursday are usually the slowest days. Huff did say that people can play whether the clubhouse is open or not. Huff wants to be out there for those people that travel to Wells to play. That number has been higher recently.

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Jami Pollock asked what Huff does if someone wants to come and play early in the morning before the clubhouse is open and Huff stated he is out there. Huff stated he was at the clubhouse during the tree festival as well as doing catering for people who ask him. Huff stated he only has an oven at the clubhouse but makes it work. Mayor Pollock knows how many hours Huff works and the more hours you work, the more chance you have to get burned out. Pollock thinks reduced hours of operation may be needed to prevent burn out and knows that Huff will work out what is best. Huff is also asking for a cost of living increase like what city employees get, whatever percentage is approved by the board. If one is not approved, then he will also not receive an increase. Savedra asked if Huff was eligible to receive a cost-of-living increase not being a city employee and didn't think it should be referred to as a cost-of-living increase. Goolsby thought it could be worded that what ever the city employees receive, Huff would receive and doesn't have to be labeled as cost of living.

Huff understands it is hard to find someone parttime to help at the golf course and will still be working to keep it open. Savedra would like to see a 2-year contract instead of a three-year contract. Savedra has had people talk to her about the cleanliness at the golf course and how bad the bathrooms are and would like that kept up better. Savedra doesn't think walking into the clubhouse is inviting and feels it needs a woman's touch. Savedra thinks having a woman's league would help and make it more inviting. Cheyenne Huff came forward and stated she is out there everyday and does clean the clubhouse especially this last year. Huff knows that was addressed in the last contract so has kept up on it this last year. Huff added that the wood floor shows everything whether it has just been cleaned. Huff goes in after work to help clean up then will go home then goes back out to clean the end of the day. Huff is always out there helping. Huff did add he knew this was not a one-man job when he took it on. The whole job cannot be done with one person because there is too much to do. Pollock thinks the Huff's do a pretty good job for the traffic in and out of there. Goolsby doesn't think it is fair to Huff's family to have his whole family helping at the golf course every weekend. Huff added that Cheyenne was hired by the city this last year and paid to be out there working but was not the prior 4 years and was still helping.

Pollock asked if Huff has health inspections every year to which Huff replied yes and his lowest score was ninety seven percent. Del Rio wanted to know how closing at 8 p.m. will impact the bar crowd and the revenue. Huff stated he had a lot of bar sales this past year and some of them were late days. Huff thinks having the hours set will help because everyone will know about the hours and it will not affect the revenue. Huff can stay there later if needed for the bar crowd. Huff added if it is worth being open, he will be open. Pengelly thought it was easier to have the three-year contract instead of the two. Del Rio thought if there was a violation with the contract, it can be addressed. Del Rio also thought having a three-year contract gives Huff job security. Nance added that the financials are reviewed the end of every year.

Huff stated if summer help isn't available, the only option is to close the kitchen. Huff added that the last two years, two parttime employees where hired and they split the week. If someone over twenty-one years old is hired, they would be able to work

Monday and would also have them work the lunch hours then split the hours for the rest of the week if a second person is hired. Goolsby agrees with a three-year contract. Del Rio feels the whole point was for the golf course to break even and it is doing more than that and feels if the city can provide another job for someone, should be doing that. Micheli made a motion to approve the new contract for golf professional Cameron Huff. Del Rio provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 23-02, A 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

Pengelly began that this resolution is to increase the credit limit on the city managers credit card to \$5,000 and to provide the mayor with a credit card with a limit of \$1,000. Savedra made a motion to approve Resolution 23-02, a resolution authorizing named individuals to open one or more business credit card accounts with Nevada State Bank on behalf of the City of Wells. Goolsby provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY RESOLUTION 23-03, A RESOLUTION DESIGNATING CERTAIN ELECTED OFFICIALS AND CERTAIN APPOINTED OFFICIALS AS SIGNATORIES ON VARIOUS BANK ACCOUNTS OF THE CITY OF WELLS, AUTHORIZING THE USE OF ELECTRONIC SIGNATURES AND OTHER MATTERS RELATING THERETO

Pengelly stated this is to add the new mayor and vice-mayor and remove Layla Walz and Robert Woolsey. Micheli made a motion to approve Resolution 23-03, a Resolution designating certain elected officials and certain appointed officials as signatories on various bank accounts of the City of Wells, authorizing the use of electronic signatures. Del Rio provided the second and motion passed with Goolsby abstaining.

DISCUSSION AND POSSIBLE ACTION TO APPROVE APPOINTMENTS FOR THE CLAIMS COMMITTEE MEMBERS FOR THE NEXT TWO YEARS THROUGH THE NEXT ELECTION

This item was mistakenly listed for discussion only so will be put on the next agenda.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY SUBMITTING A LETTER OF COMMITMENT TO NEVADA HEALTH CENTERS FOR A NETWORK PLANNING GRANT PROGRAM TO COLLABORATE WITH OTHER ORGANIZATIONS TO DEVELOP AN INTEGRATED HEALTH CARE NETWORK

Nance stated that Nevada Health Centers reached out to the city and all rural communities in the area. Nevada Health Centers wants to apply for a grant to increase their facilities and what can be offered. In order to apply for that grant, NHC needs to have a certain number of letters of commitment from the rural communities of Nevada. What the city would be committing to is having a seat on the committee if NHC is funded for the grant. A representative from the city would be able to sit on the committee, be on the inside and be able to express what is needed in Wells. This commitment would be for one year with monthly meetings via Zoom, contingent on Nevada Health receiving this grant funding. Pengelly added that Commissioner Brough contacted him about this email and was also going to try to get on the committee. Goolsby made a motion to approve the city manager and assistant manager to submit a letter of commitment to Nevada Health Centers for network planning grant program to collaborate with other organizations to develop an integrated health care network. Del Rio provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO SELECT CONSULTANT BASED ON SUBMITTED PROPOSALS FOR PLANNING AND DESIGN SUPPORT SERVICES FOR THE WOODHILL'S TRAIL NETWORK

Pengelly stated two proposals were submitted for the RFP. One was from Wood Rodgers who the city has worked with before on the Mainstreet design. The other proposal was from Design Workshop. Wood Rodgers met all the criteria that was set forth in the RFP. Design Workshop did not meet the minimum qualifications for having a project manager who is a professional engineer in the State of Nevada so were disqualified on that only but look to be a good company. Del Rio added that Wood Rodgers has primarily worked in Nevada where Design Workshop has operated mostly in California. Savedra worked with Wood Rodgers on the Mainstreet Design and was happy to see their proposal.

Pengelly stated this is for design only to work with the BLM and landowners to try to figure out a trail. Next year the city will be able to apply for the environmental. Wood Rodgers is also willing to work with Better City and to look for other funding sources. Pengelly recommended Wood Rodgers be selected. Micheli thought Wood Rodgers had a better presentation. Pollock was impressed with Wood Rodgers. Del Rio thought a real engineering background makes a difference when looking at the trails for stability and structure more than an agricultural degree. Savedra made a motion to accept the Wood Rodgers proposal for planning and design support services for the Woodhill's Trail Network. Micheli provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO SELECT FIRM BASED ON SUBMITTED PROPOSALS FOR SUPPORT SERVICES FOR THE BROWNSFIELD PILOT COOPERATIVE AGREEMENT

Pengelly began that only one proposal was received for this RFQ for the Fearless Farris Fuel station cleanup. The proposal came from McGinley and Associates who has been around Wells for a long time, is familiar with Wells and meet the requirements for the RFQ. McGinley has monitored this area before. The city will provide \$16,000 in kind to

excavate the ground which will be tested throughout the process. Once the test comes back clear, the ground will be filled in and deemed clear. If it becomes a bigger issue, Brownsfield will continue to help the city until it is cleaned up. Pengelly recommends using McGinley and Associates as they are familiar with this site. Del Rio made a motion to select McGinley and Associates for support services for the Brownsfield Pilot Cooperate Agreement. Savedra provided the second and motion passed unanimously.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Goolsby made a motion to approve Warrant Register dated December 29, 2022 through January 10, 2023 in the amount of \$113,492.72. Savedra provided the second and motion passed unanimously. Goolsby made a motion to approve check register dated December 1, 2022 through December 31, 2022 in the amount of \$5,891.33. Savedra provided the second and motion passed unanimously. Goolsby made a motion to approve Warrant Register dated December 15 through December 27, 2022 in the amount of \$96,798.45. Savedra provided the second and motion passed unanimously.

COUNCILMEN'S REPORTS

Councilwoman Savedra stated she is thrilled to be here and congratulated Mayor Pollock.

Del Rio congratulated Savedra for earning her position back and appreciates her thoroughness and glad she is back. Del Rio is excited to be working with Pollock for the next two years.

Goolsby welcomed Savedra back and congratulated Pollock and is excited to move forward with a new mayor, council and city manager.

Pollock congratulated Savedra and is looking forward to working with everyone. Pollock thinks there are great minds who will do great things and happy to be part of the team.

STAFF REPORTS

Pengelly wanted to thank Public Works for all of the snow removal, working on all the water leaks and all the issues that come and go. It is a thankless job until a sewer backs up and receive thanks for fixing that issue. City Hall has had several citizens calling in giving thanks to the public works employees.

Conversations have continued with Nevada Health Center who will be here the last council meeting in February to discuss options for health care for the City of Wells. Three different scenarios will be presented. None of them come without a cost to the city.

Belfor did some lead mitigation around the Xray room and will schedule to do any mold abatement that needs to be done. After this is done, hopefully we will start getting the clinic put back together.

Nance and Pengelly have prepared and submitted all required paperwork to CDBG and MGM Construction on the new senior center construction. A pre-construction meeting was held with MGM and their subcontractors. A letter of notice to proceed will be sent out so materials can be ordered to begin the framing. The \$803,000 will have to be expended by June 30, 2023 or will lose that funding. MGM is sure it can be done.

Pengelly announced there is one new hire and Glenn Shamblin has been promoted to Public Works Supervisor.

Nance added she and Pengelly had a phone call with NDOT on a tap grant for sidewalks around the school area. NDOT thought the project would be eligible so the application will be prepared in the next month or so.

The audit is complete. Teri Gage will be at the next meeting to present it. Financial disclosures are due the 13th of January.

CITIZENS TO ADDRESS THE COUNCIL

Quinn thinks the floors at the golf course are horrible and asked if they have ever been refinished and wondered if indoor/outdoor carpet would be a better option. There is also a film on some of the windows and the tables are shot. Quinn asked if someone has a celebration of life at the golf course if there is a fee to use the facility and was told yes. Quinn has seen horrible messes left by people who use the space for something like that and doesn't think it should be left to the employees at the golf course to clean it up. Dishes are left out there after these events. Quinn wanted Savedra to clarify her comment that the golf course needed a woman's touch and was offended by that comment and asked why not a man's touch. Savedra stated she wasn't sure how to word it.

ADJOURNMENT

The meeting adjourned at 8:22 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk

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