

**MINUTES OF WELLS CITY COUNCIL
MEETING OF FEBRUARY 14, 2023**

CALL TO ORDER

Date: Tuesday, February 14, 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: Gary Pollock, Mayor

ROLL CALL

Present: Gary Pollock, Mayor
Chris Micheli, Councilman
C.R. Beth Savedra, Councilwoman

Absent: Laura Moore-DelRio, Councilwoman
Jonathan Goolsby, Vice-Mayor

Quorum: Yes

Staff Present: Samantha Nance, City Clerk
Tony Prado, Public Works
Glenn Shamblin, Public Works Supervisor
Patti Zander, Deputy Clerk

PLEDGE OF ALLEGIANCE

Mayor Pollock led everyone in the Pledge of Allegiance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Micheli made a motion to approve meeting minutes dated January 24, 2023. Savedra provided the second and motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

Resident Tom Patterson inquired how much the city pays towards law enforcement. Patterson was told the amount that paid for three officers. Sheriff Narvaiza was in attendance and said he would talk with Patterson after the meeting.

Sheriff Narvaiza gave a report on several events that had taken place in the county over the last few weeks. Wellness iPads were provided to officers today as well as training.

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These will allow the officers to assist anyone needing help with mental health issues by allowing a phone call to be placed with the iPad to a mental health specialist who will get the process started.

PRESENTATION OF THE 2021-2022 AUDIT BY EIDE BAILLY. REVIEW, DISCUSSION AND POSSIBLE APPROVAL OF FINANCIAL REPORT

Teri Gage from Eide Bailly was at the meeting to present the audit report. All council members had copies of the audit. Gage wanted to let the council members know that she would be willing to discuss the audit one on one with anyone that had more questions as she doesn't cover the whole audit at the meeting. Gage reported that the City of Wells had an unmodified opinion which is a clean opinion, the highest achieved. Gage also stated there were no NRS violations. PERS rates are going up July 1, 2023. Gage has never seen an increase this large. Beth Savedra made a motion to approve the 2021-2022 audit by Eide Bailly. Micheli provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY SPECIAL LIQUOR LICENSE FOR BOYS & GIRLS CLUB COUNTRY ROMANCE DINNER ON FEBRUARY 18, 2023

Nance stated this is something that is done annually when held at the club and there has never been an issue. Micheli made a motion to approve the special liquor license for the Boys & Girls Club Country Romance Dinner on February 18, 2023. Savedra provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE THE CORRECTIVE ACTION PLAN FROM FINDINGS OF THE 2021-2022 AUDIT REPORT AND AUTHORIZE STAFF TO SUBMIT TO NEVADA DEPARTMENT OF TAXATION

Nance stated that this is the annual letter that is written every year that outlines each finding as well as what the action is to improve so it won't happen in the future. Nance went over the letter. Savedra made a motion to approve the corrective action plan from findings of the 2021-2022 audit report and authorize staff to submit to Nevada Department of Taxation. Micheli provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE THIRD AMENDMENT TO PURCHASE AND SALE AGREEMENT WITH PINE WEST

Nance stated that Pine West informed the city that the original closing date was going to be February 20, 2023. Pine West requested the closing date be changed to April 5th to align with the adjacent property they are also purchasing so all closing can be done at the same time. Micheli made a motion to approve the third amendment to the purchase and sale agreement with Pine West. Savedra provided the second and motion passed unanimously.

CONTINUED DISCUSSION ON PURSUING A CITY ORDINANCE ALLOWING BACKYARD CHICKENS IN THE CITY LIMITS

Mayor Pollock stated with only two council members in attendance, thought this discussion should be delayed. Pollock is very interested in hearing comments from the community members. Savedra also thought it should wait for the full council.

ELAINE SWANSON TO ADDRESS BOARD OF COUNCIL CONCERNING COMMUNITY DONATION PROJECT AND OTHER MATTERS RELATING THERETO

Elaine Swanson reviewed the incident of Bumble, the show dog, getting lost in our community. Donna Beadle, who co-owns the dog, wanted to do something for the City of Wells because she had so much help looking for Bumble. Beadle wanted to donate money to something the community thought would be useful. Swanson talked to people who were involved in the search. Nicole Higgins came forward and presented copies of an email that Donna Beadle, the dog co-owner, sent to Mayor Pollock. Pollock stated he had not responded to the email because he wanted to wait until after the meeting to see how the community felt. Higgins read the email. Higgins went on to say that some of the dog people in Wells have discussed this and have come up with three suggestions. Those were a dog park, a pet cemetery or a spay/neuter clinic.

Higgins began that a dog park, which would most likely be the most expensive, would require three and a half acres which would have to be donated by the city. A spot that would work for this would be behind the chariot track. Six-foot fencing and cross fencing would need to be installed around this area. Chain link fence is what is used for most dog parks and cost would probably run around \$100,000. There would need to be five gates: 3 personal gates and 2 vehicle gates. There could not be any sagebrush, stickers or bad weeds and would need benches, shade, signs and water available. A small dog area and large dog area would be needed as well as bags and dispensers for waste and covered garbage cans. There does not need to be grass but it needs to be an environment where dogs can go out and play and don't have to worry about stickers and weeds. There would have to be some parking. This would require some maintenance from the city. The biggest expense would be the fencing.

The pet cemetery would require about a half-acre and could have sage with only a 2-foot fence to mark the area and a sign. It should not be rocky. This would require a minimum amount of maintenance. Each person that would bury their pet would have to mark the gravesite so other people wouldn't dig it up.

The third option is a spay/neuter clinic. It was discussed having this mainly for feral cats but did think maybe dogs could be included. This could possibly be a voucher system where the city could get set up with a vet. The vet must be willing to take the animal and hold them until they spay or neuter them. Volunteers would be needed to trap feral cats and transport them to the vet and may have to feed the cats after releasing.

Half of the profits of the T-shirts that are being sold online are being donated to Wells for the project. Higgins was asked if she knew how much money had been raised so far and Higgins thought it was around the \$5,000 mark. Beadle and the other owner of Bumble will try to come up with more money once the project is decided upon to get it done. Quinn asked if a committee had been formed for this and Higgins stated so far, it was just her and Debbie Miller. Volunteers will be needed. Quinn doesn't see where they can expect the city to maintain any of this.

Barbara Phillips was in attendance and is a professional dog trainer, professional international dog transporter and has been communicating with Beadle from the day Bumble was lost. There has been talk about this story being made into a movie and to show a different view of professional dog breeders and show dog owners. What Beadle experienced in Wells was an eye-opening experience for her for what she is trying to do to maintain the breed, health and well being of dogs in general. Phillips feels Bumble got lost because dogs use their internal compass to put their feet on the ground and know where they are at, and Bumble didn't get to touch the dirt or smell and run off leash somewhere where he could feel safe to continue his journey. It would be nice to have an area that people could feel secure coming off I 80. Phillips has been to several dog parks in this country and other countries. Phillips stated there is an app on your phone to find dog parks where you can pay a fee to help maintain that area. Phillips has grandchildren in Elko so is tied to this area and is a native Nevadan. Phillips is willing to contribute and volunteer to help with the design, feasibility and support anything the council and city might want. Phillips thinks this would enhance Wells in itself as a community that does care and provide secure, safe but financially supported space.

Debbie Miller has been in the show dog world for thirty years and has traveled a lot. Having a dog park when traveling is a nice convenience so you are not just walking your dog where you can have an accident like what happened at the gas station. Miller thinks it is very hard to walk dogs in the city limits of Wells due to loose dogs being a problem. During the winter, no one shovels the sidewalks which make it difficult to walk dogs.

When checking out the property around the chariot track over the weekend, Miller noticed the city has been plowing the road. At the far end of the chariot track, the ground is already cleared so the big expense would be the fencing. Miller went over and looked at the dog park in Wendover which is drop dead gorgeous. Elko has two dog parks attached to their city park but the Wells Park isn't big enough which is why the chariot track would be a good location.

Miller thinks this is the fourth lost dog the citizens of Wells have helped find. Miller stated this is going to take a lot of money and if the city thinks this is something they want to do and help with, the biggest thing would be to look at Wendover's dog park because they have been working on that dog park since 2019. Wendover started out as a non-profit 501 and received a grant for their dog park. They also had a lot of support and volunteers from construction companies donating time and money. WREC's next dollar foundation was used to put in sewer and water. Miller thinks the Wells people would use this dog park. Miller could never turn her dogs loose in the desert because she would

never see them again. Miller likes the thought of going into an enclosed area where they could run and play ball. Miller thinks it would be a good thing for the Wells dog people.

Patterson wondered if it would be better to have it closer to the interstate. Miller and Higgins didn't think so and thought a lot of people already take their dogs to that area to run. Cindy Moschetti thinks a dog park is a novel idea for this area and would have to get used to the idea of a dog park when we are used to the wild recreation. Moschetti runs her dog and is not sure it will fit the community. Moschetti also thinks a spay/neuter clinic would be a very practical thing in the community as she has feral cats and has problems finding a vet to spay them. Miller stated the animal shelter now has a spay/neuter clinic that Moschetti may be able to take advantage of. Swanson stated she lives in the feral cat community and there are way too many in her neighborhood. It would be great if the city could help trap the feral cats and get them to the animal shelter to be spayed and neutered.

Savedra likes the idea of the spay/neuter clinic but would like more input from the community. Savedra doesn't think piling more work on the city employees goes over to well. Savedra thinks a dog park is a wonderful idea but the city is so short-handed now that the cost and maintenance is a problem. Nance added that a couple of years ago, Elko Vet Clinic did the rabies clinic and Tessa Morgan reached out to the city after the clinic and asked if the city wanted to get involved in some type of spay/neuter clinic. This would take volunteers and funding and at the time, was not feasible but may be able to check into this some more. Miller thinks the best resource is Wendover who also had a mobile spay/neuter program.

Mayor Pollock added that this whole ordeal with Bumble and our community is a very touching story. The outpouring of our community and the support is unlike anything he has ever seen and is beyond touching. The fact that not only the owner of the dog but those of Bumblenation want to continue Bumble's name into something that could be productive for our community is commendable. Looking at 3 ½ acres and fencing alone will make it near impossible for the city to do. Miller doesn't think the burden should be on the city nor should the maintenance because where there is no lawn, you don't have to worry about sprinkler systems. Pollock added that something that starts as a nice gesture could turn into a financial burden for the city, so this really needs to be explored. Pollock would also like to hear from the rest of the council and thanked those in attendance supporting this, thinks it is a wonderful thing and quite the story. Pollock thinks something will come from this but not sure what.

DISCUSSION AND POSSIBLE ACTION TO ENTER INTO A CONTRACT WITH MCGINLEY & ASSOCIATES FOR THE FEARLESS FARRIS CLEAN-UP FUNDED BY THE BROWNSFIELD COOPERATIVE AGREEMENT GRANT

Nance began that this is the finalized agreement with McGinley & Associates who were selected at a previous meeting to do this cleanup. Savedra made a motion to enter into a contract with McGinley & Associates for the Fearless Farris cleanup funded by the

Brownsfield Cooperative agreement grant. Micheli provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO ENTER INTO A CONTRACT WITH WOOD RODGERS, INC. FOR THE WOODHILLS TRAILS DESIGN PROJECT FUNDED BY CDBG

Pollock began that this is the company that the council chose for this project. Savedra had a question as to what “performed in a diligent manner” meant? Savedra asked if there was a time limit due to the fact when Wood Rodgers worked with the Main Street Project, sometimes there were numerous phone calls made to get them going. Nance stated this is time sensitive and there is only so much time to get the money spent. Nance also thinks this is a smaller scoped project so may make it easier. Savedra made a motion to enter into a contract with Wood Rodgers, Inc. for the Woodhills Trails Design Project funded by CDBG. Micheli provided the second and motion passed unanimously.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Savedra made a motion to approve the Warrant Register dated January 25, 2023 through February 14, 2023 in the amount of \$250,781.64. Micheli provided the second and motion passed unanimously. Savedra made a motion to approve the check register dated January 1, 2023 through January 31, 2023 in the amount of \$41,339.46. Micheli provided the second and motion passed unanimously.

COUNCILMEN’S REPORTS

Savedra attended the Elko County Recreation Board meeting which was held to approve the audit. On March 2nd the PTO will be holding family night at the elementary school with dinner being served and will play bingo. March 10th there will be a mother/son paint night. Pizza will be served at 6 p.m. at a cost of \$20 for two people and an added charge of \$5.00 for each person over two. March 11th will be a daddy/daughter dance where dinner will consist of chicken alfredo, salad and breadsticks at 6 p.m. with live music.

Micheli reported that the work done at the airport looks great and made it huge. Micheli also inquired about an update on natural gas. Nance stated that Pengelly contacted Southwest Gas and the next step was to have the UNR professor review the submittal. Micheli wanted to thank the city for plowing and keeping everything cleaned up.

Pollock attended a League of Cities Meeting via zoom where upcoming meetings and retreats were discussed as well as trips to D.C. Pollock thinks it is nice being a part of the League of Cities. There is a meeting in Carson City coming up Pollock would like to attend. Pollock toured the city with Nance and Pengelly and looked at all the city facilities, well houses and pumps. There is a lot that goes into this and there is a lot more that public works does that people have no idea how hard they work. April 13th there will be a presentation to Nevada Gold Mine requesting funds to help finish the senior center.

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STAFF REPORTS

Nance started with Pengelly's report. Pengelly contacted the head supervisor of NDOT in Elko regarding the 4-way stop situation. NDOT was under the impression that the flashing red light had been rehung a couple of years ago. NDOT was informed that did not happen so will work on trying to get that light back up as well as making sure the flashing lights are operational all the time. NDOT was unaware the lights do not function all the time. Pengelly also contacted the District Engineer for the State of Nevada in Carson City to ask what the future plans are for that intersection.

Pengelly spoke to Legal Counsel Lauren Landa about the training required for a code enforcement officer. Landa did not believe that a code enforcement officer needed to be post certified and was going to look into that more. Landa will also look into our code because she is not sure how the issuing of tickets will be handled. A salary line item for a code enforcement officer has been put in the budget.

The sewer headworks project and booster for well #7 will hopefully go out for bid in April so construction can begin on both projects in June. The engineers on the Woodhills drainage project finally contacted the city and informed the city this project is not in the army corps jurisdiction. No permits are needed through them to proceed with the project.

Nance reported that the CDBG grant for the sidewalk project on Shoshone was submitted. This will be presented in March and should hear by June on that grant. Nance is working on the budget.

Shamblin reported that they are finishing up the maintenance on all city equipment.

Prado reported there was one new hire buy he didn't work out.

CITIZENS TO ADDRESS THE COUNCIL

Quinn asked if the city was ready if there is a flood this year if the snow melts too fast. It was reported that the city has sandbags and is prepared if that happens. Quinn mentioned the train derailment in Ohio with all of the chemicals. Quinn wondered if Salt Lake City approved what came through Wells on the train. Quinn also wondered what would happen if both tracks were blocked by a train, blocking off the north side of town and if there were a train derailment with a chemical spill, how would people evacuate.

Tom Patterson asked when sidewalks and curb and gutter would be installed on the north side of the tracks. Pollock stated the Shoshone Project was a CDBG grant submitted by the previous city manager. Pollock feels that grant money should have been focused on the new senior center. Staff did try to revoke that request but it was too late so will have to proceed if it is approved. Pollock knows there are plans to do some paving on the north side of the tracks. Patterson stated that with no curb and gutter, there is nowhere for that water to go other than in the basements. Patterson would like the senior center to get done and then look at a grant for curb and gutter on the north side of the tracks.

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Cindy Moschetti came forward with a copy of the newspaper from December of 2019. The paper reported on the last council meeting of 2019 stating it culminated in a tongue lashing. Moschetti read from the paper that stated Denny Stanhope chastised the council for not enforcing the city code. Moschetti is pleased there is discussion going on about actually getting that situation solved and getting a code enforcement officer.

Quinn stated she has given out copies of the new form for citizens to report complaints and citizens are happy they can remain anonymous.

Pollock would like to meet with Stanhope regarding code enforcement. Quinn would also like to meet with Pollock, Pengelly and Nance regarding the issues she has in her area and not take up the time in a city council meeting.

ADJOURNMENT

The meeting adjourned at 8:45 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk