

**MINUTES OF WELLS CITY COUNCIL
MEETING OF APRIL 25, 2023**

CALL TO ORDER

Date: Tuesday, April 25, 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
Jonathan Goolsby, Vice-Mayor
Chris Micheli, Councilman
Beth Savedra, Councilwoman

Absent: Laura Moore DelRio, Councilwoman

Quorum: Yes

Staff Present: Samantha Nance, City Clerk
Jason Pengelly, City Manager
Tony Prado, Public Works
Patti Zander, Deputy Clerk

PLEDGE OF ALLEGIANCE

Mayor Pollock led everyone in the Pledge of Allegiance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Goolsby made a motion to approve meeting minutes dated April 11, 2023. Savedra provided the second and motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE A PROCLAMATION
DECLARING MAY 1, 2023 A YOUTH LAW-AWARENESS DAY**

Mayor Pollock read the proclamation. Savedra made a motion to approve the proclamation declaring May 1, 2023 a Youth Law-Awareness Day. Goolsby provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE LEAK CREDIT FOR MICHAEL ELTON AT 543 THIRD STREET

Pengelly stated that after reading meters, it was discovered that Elton had used 587,000 gallons in one month. Elton was contacted and informed that he had a leak. He had the water turned off and went without water for a few days and got it repaired in a timely manner. The line that was leaking went to a back building on Elton's property that Elton didn't even know was in use. Goolsby made a motion to grant Michael Elton the maximum water leak credit of \$250. Savedra provided the second and motion passed unanimously.

REVIEW, DISCUSSION AND FIRST READING OF ORDINANCE NO. 241, AN ORDINANCE ENTITLED, "CODE ENFORCEMENT," CREATING A NEW CHAPTER, CHAPTER 11 OF TITLE 1 OF THE WELLS CITY CODE

Pengelly stated this is the first reading for the code enforcement ordinance which states who can issue warnings or citations for code violations. The fire chief can appoint anyone. Pengelly would like to add building official to the list. Pengelly stated the code structure will have to be figured out. The sheriff might need to be added because it only states police chief which is the sheriff's department. Pengelly wants code enforcement to start with focusing on getting five or six properties that are the worst cleaned up, then start on a couple more. Loose dogs were mentioned. Pengelly stated if we know who the dogs belong to, they can be issued citations but picking up loose dogs and taking them to Elko will not be what code enforcement will be doing. Goolsby mentioned there are handheld readers that animal control has so if the animal is chipped, the dog can be scanned and it will tell you who the dog belongs to. The citation can be up to \$1,000 per violation. Goolsby added per NRS, misdemeanors can be no more than \$1,000. Having this ordinance will let citizens know that the codes will be enforced.

The meeting was briefly adjourned.

ERIC GIBSON AND RACHEL BOYETT WITH BETTER CITY TO PRESENT UPDATE FOR THE BOARD

Due to technical difficulties, Better City was not able to show their power point presentation and offered to send copies via email. Boyett continued that she and Gibson are from Better City, an economic development advising firm who met with many of the council members today. Boyett is from Texas and the project manager on this project and Gibson focuses on data analysis and creating the plans. Better City was hired by the City of Wells in 2014 to create a downtown core economic vision. This plan was published in 2015 on the website. This plan identifies opportunities and potential projects to work on. Those include funding and grants, highway amenities, developing

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and increasing quality of life assets, doing downtown revitalization, completing feasibility studies, looking into housing and researching tourist tax revenue. Better City was here to discuss what has happened since then and next steps. Since that time, there has been 2.8 million dollars in grant funding. Boyett stated there continues to be more and more grant applications and it is amazing how well the city is doing.

The highway amenities that have come about are Love's, the new Maverik and the Pine West Development. The big plan is to turn the downtown core vision into a bigger master plan for the entire city and focus not only on main street but additional assets and locations around the city. The Wood Hills Trail system had a feasibility study conducted and is now in the process of being developed as well as looking into healthcare. In 2022, a housing needs assessment was developed which was provided to the city. There was also a redevelopment area established.

Job recruitment has also been looked in to for people to have higher paying jobs which would include recruiting businesses for the industrial park. Amerities was a potential business but may be fizzling out. Looking into funding for the rodeo grounds or possibly moving the facility is also being looked at as is continuing the healthcare provider process. Better City is also looking into updating the Wells website to make it easier to navigate and easier to use.

Boyett stated Better City will be coming to Wells once every quarter to provide updates. Pengelly asked Gibson if after talking to council members, if everyone they visited with were on the same page as to what Wells needs. Gibson thought there was a good consensus in terms of what everyone is viewing the needs are and was a good exploratory process. Gibson was impressed with the unification of thoughts and ideas. Gibson added that the city has a very high functioning council and it is really great to see this council working together. Gibson asked what the thoughts were on having a separate meeting or using a city council meeting for public input. It was recommended that a city council meeting could be used for this.

DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE CITY STAFF TO GO OUT FOR BID FOR WELL #7 BOOSTER STATION PROJECT

Pengelly began that well #7 is up by the chariot track that is the well that provides water during the winter as well as supplying the new development on the Lake Road. This booster pump will be able to take water from town, around that well and back up the hill in case the well ever breaks down. All these funds will be ARPA funds. Shaw Engineering has completed all the engineering and is ready to go out for bid. Bids will be due on May 23, 2023 and can hopefully award a contractor and start construction. This well puts out around 250 gallons a minute and is a small well. This was supposed to be a big well when it was drilled. If the pump in the hole went bad, by the time a driller came out which could take three or four days, that well would be dry so the booster pump will alleviate that problem as well as help with fire protection. This was included in the original design but was taken out due to finances. Micheli made a motion to authorize

city staff to go out for bid for well #7 booster station project. Goolsby provided the second and motion passed unanimously.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Micheli made a motion to approve the Warrant Register dated April 13, 2023 through April 25, 2023 in the amount of \$130,057.43. Goolsby provided the second and motion passed unanimously. Micheli made a motion to approve check register detail report dated March 1, 2023 through March 31, 2023 in the amount of \$40,634.29. Goolsby provided the second and motion passed unanimously.

COUNCILMEN'S REPORTS

Savedra wanted to thank the public works for all the work they have been doing. Savedra thinks Better City is doing a good job and nice to hear council is doing a good job.

Goolsby thanked the city for getting the baseball fields ready. There have already been a couple of games. Goolsby also mentioned that the Booster Club surf n turf is Saturday, April 29th at the Indian Colony at 5 p.m.

Pollock stated the golf course green covers that were purchased before last winter did a phenomenal job and was money well spent. Pollock and his son participated in the pinwheels for prevention walk last Saturday which is a great cause. Pollock hopes to get more involvement next year. Pollock mentioned that he along with Pengelly and Nance made a presentation to Nevada Gold Mines and thought it was a very well put together presentation. Pollock can't wait to get the senior center completed which is his number one goal.

STAFF REPORTS

Pengelly began that funding was received for the Shoshone curb, gutter and sidewalk project that will only cover three blocks. Nance and Pengelly contacted the EPA Stormwater Division with the State of Nevada who is looking into potential funding. This would be a grant with no matching funds from the city but would have to meet all the qualifications. EPA wants some type of green concept.

Pengelly thinks the Nevada Gold Mine presentation was well put together and well presented.

Idaho Power received their final inspection on the new substation and reminded everyone the power will be out on Friday. A new solar installation utilizing Tesla backup batteries was also finalized.

Micheli had asked a question a few meetings ago regarding Southwest Gas. Pengelly contacted Southwest Gas who has put the natural gas project on hold wanting an anchor customer. Pengelly asked how many customers are needed to create that anchor.

Intermountain Health wants to come and make a presentation to the board. Nevada Health Center also mentioned coming back out so they will be contacted to see what their schedule is. Pengelly contacted the contractor for the insurance company for the medical center and are still waiting for our insurance to approve their proposal to go out for bid to start rebuilding the clinic.

Prado mentioned the weather has allowed public works to work on the fields. Summer help has been hired and working between the golf course and public works.

Pengelly stated Ricardo is back at the golf course and Santos is back with public works. The golf course has a full-time employee, Irvin and another part-time person is needed. One application was received for the lifeguard job and no one applied for the golf course job to help Cameron in the clubhouse. There is a possibility more summer help will be available when school is out.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

ADJOURNMENT

The meeting was adjourned at 7:48 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk