

**MINUTES OF WELLS CITY COUNCIL
MEETING OF JUNE 14, 2022**

CALL TO ORDER

Date: Tuesday, June 14, 2022
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: Robert Woolsey, Vice-Mayor

ROLL CALL

Present: Robert Woolsey, Vice-Mayor
Jonathan Goolsby, Councilman
Laura Moore-DelRio, Councilwoman
Chris Micheli, Councilman

Absent: Layla Walz, Mayor

Quorum: Yes

Staff Present: Samantha Nance, Finance Clerk
Jason Pengelly, Public Works Director
Jordan Tilley, City Manager
Patti Zander, Deputy Clerk

PLEDGE OF ALLEGIANCE

Vice-Mayor Woolsey led everyone in the Pledge of Allegiance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Micheli made a motion to approve meeting minutes dated May 24, 2022. DelRio provided the second and motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE CITY MANAGER,
JORDAN TILLEY, TO SIGN NEVADA AGING AND DISABILITY SERVICE
DIVISION NUTRITION GRANT APPLICATIONS FOR HOME-DELIVERED
MEALS AND CONGREGATE MEALS**

Minutes of Wells City Council
Meeting of June 14, 2022

Nance began that these grants are the annual grants for the senior center. It is the second year funding and non-competitive flat funding for the same amount from last year as there are no extra funds available. DelRio made a motion to authorize City Manager, Jordan Tilley to sign the Nevada Aging and Disability Service Division Nutrition grant applications for home-delivered meals and congregate meals. Goolsby provided the second and motion passed unanimously.

DISCUSSION ON POTENTIAL MEDICAL CENTER OPTIONS

Tilley began that information was received that the clinic would be closing the end of the month. Better City can help the same way they did when looking for a city manager. Woolsey thinks it would be best to have as close as we can have to a full-time facility. Tilley stated that Nevada Health Centers was an option back in 2017. DelRio thought Nevada Health Centers had a lot of restrictions and didn't have a lot of options before. DelRio would like us to look on our own for a short period of time before going to Better City. People in town are panicked that there will be no health care. Tilley added that is why he wanted this on the first agenda after we found out. Tilley has talked with Nevada League of Cities regarding different options.

West Wendover is moving towards getting a rural hospital through Nevada Health Center. Tilley mentioned Nevada Health Centers to the mayor who had concerns regarding quality of care through that group. Nevada League of Cities has heard the same information regarding Nevada Health Center and there has been hope that they would improve their care. Carlin also uses Nevada Health Center but Tilley has not been able to talk with their city manager on how it works for them. Nevada League of Cities met with Nevada Health Center yesterday regarding the West Wendover hospital so Tilley will contact them to see how that went. In 2017, when staffing the clinic was discussed, Nevada Health Center requested \$40,000 guaranteed money. There has also been discussion about contacting the U of U to see if they may be interested in doing the same thing in Wells that they are doing in Elko. Tilley feels the clinic is better equipped than it was five years ago. Woolsey agreed with DelRio as far as advertising first and getting as many options as possible. DelRio likes the U of U option because they have so many employees and should be able to cover five days a week and would be under the umbrella of the university.

Barbara Nielson has been in Wells for almost three years and wanted to ask who owned the clinic, paid for the equipment and if Wells has considered looking for someone from a large city that might want to come to a small town and have a small-town family practice. Tilley does not know how widespread the last search was. Woolsey added the building and equipment belong to the city. Jayron Robinson has lived here for almost thirty years. Robinson wondered what relationship the helipad outside the clinic would play in the future and if it could be converted to a pharmacy. Robinson doesn't think that is a good location for a helicopter landing coming into the city with the pad surrounded by dirt. Robinson wondered if there was a possibility that the pad could be redirected to bring in a pharmacy that would serve both the clinic and the dentist. It would be good if there is a doctor on sight who can provide the community with prescriptions. Robinson continued

that we had a good pharmacy for years with Lamont Stuart but haven't had that for a while. It would serve a lot of people with the cost of traveling as there are a lot of elderly in the community. Robinson feels the clinic has been off and on for a long time and has been unstable. Robinson doesn't think a rotating staff is stable enough; doesn't think there should be people traveling back and forth working in the clinic and should be here wanting the small-town life and feels that is the direction we should go. Robinson also doesn't feel we should look for someone close to retirement, like what had been suggested because that will put us right back in the same predicament. Robinson thinks there is the ability to get a pharmacy in the same area.

Robinson would like to note that the design of the city layout follows a particular format, which is good. Most of the medical stuff is on one end of town and all the heavy business is on the other end of town and is a beautiful split to keep things balanced. Robinson heard some talk about a fuel station coming into town that will go on the opposite end of the others and doesn't think that is a good idea. It would be disastrous in the long run and would devalue the properties around it. People don't want expansion in town in the sense of bringing in modern technology. Bringing in everything that comes with it is not a good thing to maintain a small-town atmosphere that has a history that got wiped out.

Woolsey stated that the reason Stuart left the pharmacy business was because being a small town, there are a lot of prescriptions you can get online and mailed and the prescription business was dying. Woolsey thinks it would be great having a pharmacy here but does not think we could find someone to do it. It would be great to have a full-time doctor as well and is our goal but when you can make three times the money in Twin Falls, it is hard getting someone to Wells. If we can find someone who wants that small-town atmosphere will be great but will not be an easy search.

DelRio added finding quality is the issue. We found people that wanted to be here like Nevada Health Centers, but their turnover in doctors is so high that you never have quality. DelRio is encouraging staff to contact the U of U because they can do the prescriptions because they are already under that umbrella to be able to keep some things on hand or write prescriptions. The U of U would open all the doors and provide telemedicine. Woolsey thinks we need to look at as many options as we can and find what best suits Wells. DelRio would like the U of U left on the table. If we can find a single person who wants to come here and open a practice, that would be the best thing we could do but would really like to see the U of U really looked in to. Tilley added that Pengelly had also mentioned St. Lukes is looking at expanding to some of the smaller clinics. DelRio wonders what type of technology a single person will have and be able to invest in that will help the community. It is a difficult thing for an independent practitioner to do. When you have the backing of a large hospital, they have access to that technology. If a doctor doesn't have the technology, you will not get the care you need. If you have that big umbrella, you are covered.

Tilley thought maybe spend a month and a half looking for someone before getting Better City involved. We don't want our residents in this situation for too long which is why we

have jumped on it as soon as we found out. Tilley added we will start making phone calls. Beth Savedra added that the current clinic was able to provide some prescriptions. Savedra added that it doesn't matter if you see different doctors. You fill out medical information that each doctor would be able to have access to. DelRio said you never see the same doctor at the U of U, you see a team of doctors and they all specialize in the same field and your chart is online. Savedra feels most of the university doctors should be able to dispense medicine. The ideal thing would be to have someone come, live here and be a great country doctor. It would also be nice to be open five days a week or be able to get ahold of them in an emergency but will be hard to find. Savedra thinks Niki's idea is a good idea and should look around before we have Better City help.

DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 22-05, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WELLS, NEVADA PROVIDING FOR THE TRANSFER OF THE CITY'S 2022 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY AND OTHER MATTERS RELATED THERETO

Kevin Hickey, Business Development Specialist for the Home at Last Program at Nevada Rural Housing was at the meeting. Hickey gave an update on the Home at Last home ownership Program impact within the City of Wells. Hickey also provided an overview of the source use and limitations of private activity bonds and why NRHA is requesting the transfer of the City of Wells' unused volume cap.

In 2006 the NRHA launched the Home at Last down payment assistance program funded by private activity bond volume cap. The City of Wells has supported the program since the beginning with a total of just under \$798,000 of unused volume cap being transferred to NRHA over the years. Since 2006, the Home at Last Program has provided sixteen home buyers in Wells with \$2.4 million dollars in affordable mortgages and just over \$80,000 in down payment assistance and \$20,000 in estimated federal tax savings. The program has helped just over 10,000 rural Nevadans achieve affordable home ownership. Woolsey stated this is something that is done every year. Goolsby made a motion to approve Resolution 22-05, a resolution of the Wells City Council to transfer the city's 2022 private activity bond volume cap to the Nevada Rural Housing Authority. Micheli provided the second and motion passed unanimously.

DISCUSSION ON CODE ENFORCEMENT

Tilley received the nuisance code from Legal Counsel and sent it to each council member to review. This was going to be on the agenda tonight but one of the attorneys in the office wanted to look at it further from a prosecutorial standpoint so hopefully it will be on the next agenda. Woolsey stated public awareness was discussed previously and is important. Some of the codes may be out of date and need to be revisited. Enforcing them may require other officers or entities to help. DelRio added that changes need to be made to the code to be prosecutorial. Woolsey thinks as codes are changed, that is when the public needs to be made aware of the change. Woolsey thinks the dog problem is better and that is due to public awareness. Goolsby stated that most of the code is civil.

Woolsey thinks we need to take the most pressing codes and visit them first, get them up-to-date and make sure they are legally binding until all are updated. Tilley added instead of sending a letter, he contacted a resident by phone who needed to clean up their property and it was cleaned up by the end of the week. Tilley added that anyone can report a code violation.

DISCUSSION ON POTENTIAL CITY ORDINANCE ALLOWING RESIDENTS TO HAVE CHICKENS WITH AN APPROVED PERMIT

Goolsby began that this is something he has been looking forward to talking about since he has been here. Goolsby continued his family uses a lot of eggs and the price of eggs is extremely high right now. DelRio is all for allowing this in town, with a permit. DelRio is concerned as to who will be able to enforce the code. There are already so many people that have chickens but thinks it does need to be on the agenda as an action item. Copies of the Elko code were provided and is a very good code. Woolsey doesn't think roosters should be permitted. DelRio added that the number of chickens is based on square footage in the Elko code but thinks there should be a number set. Elko's code caps it at four, Beth Savedra thinks it should be six. DelRio thinks if this is adopted, it needs to be at the forefront of code enforcement. Tilley thinks if something is in the code about chickens, it gives us something more to enforce. DelRio is in favor of moving forward on the condition we have someone to enforce the code as it could become a nuisance. If the number of chickens is exceeded, what would be the punishment.

DISCUSSION ON SWIMMING POOL FEE SCHEDULE

Barbara Nielson stated she uses the pool a lot and doesn't think there is a problem with the fees. Nielson thinks people don't understand the use of the building and thinks the building should be used more for different things. Nielson thinks having the tree festival at the pool a few years ago was a wonderful idea. Nielson does think some of the fees are too high for the seniors. Quinn mentioned that the Indian Colony has a grant that allows them to swim at the pool for free and wonders if that is something that could be available for senior citizens. Savedra commented that some insurances will cover this.

Tilley thinks the annual passes are higher than they should be. Tilley had different price options printed out but also thinks the hours need to be increased or changed. The Elko pool has more to offer and their rates are lower. DelRio added that the hours of operation make it not feasible for a parent to pay for their children to go to the pool because it is not open when they get out of school. DelRio thinks the costs should be lowered but will not buy a pass because they can only go swimming in the summertime. Woolsey agrees that the more the building is used, will increase revenue and should look at increasing hours and using it for other activities. Woolsey does not swim a lot because the hours don't line up with his hours. DelRio said seeing the negative balance of the pool, extending hours might not be the wisest but separating the hours out might be the thing to do. Goolsby added that when he inquired about the operating costs of the pool a couple of years ago, he was told that the fees are high because of the operating cost of the pool.

Tilley doesn't think that municipal swimming pools will ever operate in the black and the same with golf courses. Money is not being made on family passes because no one is buying them and a lot of money is spent on heating the pool. Tilley added that this year, the city is almost \$36,000 in the red for heating the pool because of the cost of propane. DelRio added that there are pilot solar programs that might have grants available. Tilley stated there are a lot of grants for green energy or check into geothermal.

The splash pad was brought up again and putting it on the south end of the pool. People complain about the pool being cold. If there was a splashpad, they could get out of the pool and go outside to the splashpad and warm up in the sun. Woolsey added that growing up in Wells, the pool was over by the park and smaller but it was packed every day. It was also cold but it was open until the sun went down and you could lay in the sun. DelRio would love to compare the revenue from when the pool was outside to the inside pool. Woolsey and DelRio would like to see this as a broader item on the agenda and an action item.

DISCUSSION AND POSSIBLE ACTION TO APPROVE ADDITIONAL FUNDING FOR AIRPORT APRON PROJECT

Tilley stated it was our hope to get some construction started this year with the grant we received for the new apron project. The bid was awarded but prices have gone up \$400,000 to \$500,000 more. The FAA has been contacted and will likely go back out to bid early next year in hopes some pricing will go down. There are four years to complete the project and are just into year one, it is not a time crunch yet but may have to change the scope of the project.

DISCUSSION AND POSSIBLE ACTION TO APPROVE ADDITIONAL FUNDING FOR THE NEW WELLS SENIOR CENTER

Pengelly stated we are still waiting for additional funding to come through. Tilley has put in a request for an additional \$650,000 to at least get the shell done but has not heard anything back on this. Pengelly added that the bid came back at \$1.8 million so still need a million dollars. Tilley has also contacted Eric Gibson with Better City regarding a USDA loan. We are still paying off three loans, so it is hard to get another loan. CDBG will be out here in a few weeks auditing grants so hopefully will be able to talk to them then if we have heard nothing. Bobbi Morgan wanted to ask what the plans were about getting a senior van. Tilley will report on that during his staff report as it was discussed this week.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Goolsby made a motion to approve the check register dated May 1, 2022 through May 31, 2022 in the amount of \$57,484.71. Micheli provided the second and motion passed unanimously. Goolsby again made a motion to approve Warrant Register dated June 1,

2022 through June 14, 2022 in the amount of \$259,212.12. DelRio provided the second and motion passed with Micheli abstaining.

COUNCILMEN'S REPORTS

Goolsby mentioned the Wells Family Resource Center golf scramble will be held June 25, 2022. Tee times are at 11 a.m. and 2 p.m. and dinner will be at 5 p.m.

Micheli went with Cameron Huff at the golf course to pick up a broken-down golf cart and stated that green #1 and #8 look great but #9 looks horrible. Micheli thinks we may have to get more covers for the greens for the winter and hates to see revenue lost because of it. Woolsey stated a lot of the Elko customers have stopped coming over because of it and hopefully they will come back. Woolsey thinks this needs to be an agenda item. Woolsey stated we are looking at getting sponsors and are getting close to getting half that money from private sources that would help with the cost. Replacing a green is probably \$15,000 or more and covers for the greens would be a lot cheaper. Tilley stated this has been discussed in the office the last few weeks and have been looking at grants and options to find funding.

Micheli has been approached by people wanting to see the El Rancho sign lit up again for car show. Pengelly will look into it. People from the state have also asked about it. Tilley stated that Main Street has been working on getting those signs refurbished. Pengelly added that at some point it is supposed to be taken down to be refurbished.

STAFF REPORTS

Tilley began that he talked with the representative from the county that does all the transportation for the county and talked about different grant options. One that the county uses pretty often is a federal grant; 85% federal funded, 15% local match that would cover a fourteen-seat van similar to the one the senior center had. The cost is \$92,000 and the 15% would be \$13,800. There is also a taller nine seat van that has wheelchair access at a cost of \$74,000 with an \$11,100 match. The grant opens in February so will have to wait until then to apply. It goes through NDOT and the representative will walk us through the whole process. She brought the eight seat one over which is a couple of years old and it is very nice. Discussion will take place with Gaila and city staff as well as a council member to decide what the best option will be.

The CCCHP grant for the electrical for the El Rancho was presented today. The request was for \$50,000 but the city received \$75,000.

Changing the phones in the office has been checked into because Frontier will no longer provide maintenance for the current phone system. Contact has been made with a company in Utah that will save us \$10,000 annually. Phone numbers may have to be changed but are working with Frontier to let us keep our numbers.

The Nevada League of Cities conference will be August 9-12, 2022 in Las Vegas. If any council members are interested in attending, please let us know.

Pengelly stated that he has scheduled someone to come out on Wednesday to hydroseed green nine and five as a test to see how fast we can get it back.

CITIZENS TO ADDRESS THE COUNCIL

Quinn stated that not only do we need a dog catcher but we have a problem with six racoons that have moved into her area. Quinn added that the officers have been doing very well responding to the dog issues. Quinn did have a couple of racoons come through her doggy door and get in her sack of dog food. Quinn wondered if we could contact the Fish and Game to see if they could come out and trap them. Woolsey also mentioned that Don Noorda does trapping and maybe he could be contacted. Quinn asked if the city has cat fancier permits. Quinn has a neighbor who is breeding cats in her garage. The male cat screams night and day for several days. Tilley stated the same fancier permit is required for cats and dogs. Tilley added that three dogs or cats are allowed but need a fancier permit for more than three for breeding purposes. Quinn would like the council to appoint a small committee of citizens who want to serve on the committee for input as to how code enforcement will change, something like neighborhood watch. Things need to change to make a more pleasant environment.

ADJOURNMENT

The meeting adjourned at 8:25 p.m.

ROBERT WOOLSEY, Vice -Mayor

ATTEST:

SAMANTHA NANCE, City Clerk