

**MINUTES OF WELLS CITY COUNCIL
MEETING OF JUNE 28, 2022**

CALL TO ORDER

Date: Tuesday, June 28, 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: Layla M. Walz, Mayor

ROLL CALL

Present: Layla M. Walz, Mayor
Laura Moore-DelRio, Councilwoman
Jonathan Goolsby, Councilman

Absent: Chris Micheli, Councilman
Robert Woolsey, Vice-Mayor

Quorum: Yes

Staff Present: Samantha Nance, City Clerk
Jordan Tilley, City Manager
Patti Zander, Deputy Clerk

PLEDGE OF ALLEGIANCE

Mayor Walz led everyone in the Pledge of Allegiance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Goolsby made a motion to approve meeting minutes dated June 14, 2022. DelRio provided the second and motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

Cathey Quinn asked if the fish & game department had been contacted regarding the racoon problem. Tilley did contact them and was given a phone number of someone to contact about getting traps. The city can put our own traps out but there will be a charge for fish and game to come and pick them up. Tilley is still working out the details.

**LEAH GREGORY – PRESENTATION BY NEVADA PUBLIC AGENCY
INSURANCE POOL AND POSSIBLE ACTION FOR APPROVAL OR DENIAL
OF INSURANCE RENEWAL FOR FISCAL YEAR 2022-23**

Leah Gregory was at the meeting with her newest agent, Anthony Barrington who has been there for a couple of years. Gregory reported that increases were expected to be 13% to 14% but the City of Wells only went up 8%. Everything else pretty much stayed the same. A cap has been put on cyber protection of fifteen million annually. There are programs on cyber security available for free on the Pool/Pact website. Walz asked if the cyber claims are what is driving the increases and Gregory answered yes. Goolsby made a motion to approve the Nevada Public Agency Insurance Pool fiscal year 2022-23. DelRio provided the second and motion passed unanimously.

**NEVADA LEAGUE OF CITIES AND MUNICIPALITIES – PRESENTATION OF
THE ONE NEVADA PLAN AND DUES CONTRIBUTION – WESLEY HARPER,
EXECUTIVE DIRECTOR. POSSIBLE ACTION TO APPROVE OR DENY
MEMBERSHIP DUES INCREASE PAYMENT**

Wesley Harper, Executive Director of the Nevada League of Cities & Municipalities was at the meeting. Harper was selected as Executive Director March 1, 2020. Harper visited each municipality after lockdown was lifted and spent time with other state leagues. Harper also went to other Leagues to see how those Leagues responded to their members as well as the national League of Cities for the same purpose. Each state league director has staff at the national league to help gather information to provide those resources back to their member municipalities. A survey was sent out to all members in October of 2021. From that survey, a strategic plan was created. This set the direction that members wanted the league to go. An action plan was created from the strategic plan and that is the One Nevada Plan.

Harper stated his attendance at the meeting was to discuss whether the City of Wells wants to increase its dues contribution in support of the One Nevada Plan. All the incorporated cities are part of the League. There are four concepts to the One Nevada Plan; advocacy, communication, education and economic development. Jo Walker and Harper were the only two available to administer this plan and would not be able to provide the level of service the One Nevada Plan required. The dues formula was developed to build capacity. A member/manager was brought on in February of 2022 based on the initial pledges of a core number of cities to increase their dues. To fully implement the One Nevada Plan and be the force needed in Washington, D.C. with legislative expertise and translate bills is what generated the due increase. There are seven cities that have paid the full increase. Six cities have increased their dues over what they had previously paid but not paid the full increase. Harper added that this request to increase dues is just that, a request. If the council decides not to increase the amount of dues being paid, it will not change the good standing with the league.

With respect to Wells, this interaction of having the member/manager speaking directly with the city manager has produced two things. One, they have become aware of the

sewer auger system that Wells is looking to fund. Nevada League got the project description and submitted it to the governor's office for their endorsement. The money for this is likely to come from the bi-partisan infrastructure money. The administration has divided this money in to two sections; 60% of all the money has been passed to the states for them to allocate it as they see fit, the other 40% was held back by the federal government and is sitting with the federal agencies to allocate as they see fit. What we are doing is collecting infrastructure projects from the states that want to ask us to lead the effort to get federal funding. It is being given to the governor's office for their endorsement for request to the federal government for funding from the federal agencies. The governor's endorsement increases the probability it is funded by the federal agencies. To maximize the probability of getting funded, the services of one of our partners, the Porter Group, has been retained. The Porter Group is a federal lobbying firm headed by John Porter who was a longtime congressman from Nevada. We are providing all the projects, including the auger project, to the Porter Group who will assess it, analyze it and figure out what funding stream works best and submit it with the governor's office endorsement.

The other thing learned about Wells was the need for a physician. Conversations have been started with the governor's office of economic development as well as Nevada HHS to get Wells as a possible part of the Conrad 30 J-1 Visa Program. If a foreign national went to medical school in the United States, three years of service is owed to work in a community that is a medically underserved area, medically underserved population or a health professional shortage area. Harper is pretty sure Wells qualifies but needs to confirm it. GoED has put the league in touch with the person at Nevada HHS that runs the program for Nevada.

Harper stated that every month, Christine, the member/manager puts out a report that details conversations she is having with each city, what was discussed, the priorities each city has and what the league is doing in response to those priorities. West Wendover would like the train to stop. Elko wants their Amtrak station expanded. Walz stated Wells would love a rail spur in the industrial park and would like the railroad to stop storing all their maintenance equipment in our downtown. Harper will add this to the conversation he will discuss with the railroad when he goes to D.C. in September.

Walz stated this increase in dues is huge. Harper stated last year, Wells paid \$1,290.68 and it is going up to \$9,525.83. Walz likes the direction the league is going and thinks it is worth the price but is concerned with the structure. All income in the City of Wells is based on population. Harper asked if the value of the partnership is worth the request. Harper added this is not to create hardship and it is what makes sense for the City of Wells. Based on the early commitments, enough revenue was gained to be able to afford to bring on a member/manager. Everything will not be able to be done unless every city decides to invest at the level of the One Nevada Plan but it means more can be done than has historically been done. Tilley asked if there were any cities that weren't going to increase their dues. Harper stated there is one city but he hasn't heard from everyone. This increase was not budgeted for. Tilley thought it should be a wait and see approach based on the budget.

Walz feels having more voices federally and at the state can only be good for all of Nevada. The more they know, the better partner they can be. Walz did think the league was very valuable in the last legislative session in keeping track of what bills were coming up. The league did support question three which was for municipalities and co-ops. Tilley stated a decision does not need to be made tonight, numbers can be brought back. DelRio liked the wait and see idea. Walz would be willing to go maybe halfway this year.

Harper invited the board to come to the annual conference in Las Vegas, August 9th – 12th. Harper added the reason it was in August is because that is when the congressional delegation is home. DelRio made a motion to direct staff to come back with some real numbers to be able to make an accurate decision on our contribution to the League of Cities One Nevada Plan. Goolsby provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 22-06, RESOLUTION APPROVING TRANSFERS FROM CERTAIN CITY FUNDS TO OTHER FUNDS DURING THE FISCAL YEAR

Nance began that this resolution is done every year and something that is required by the auditors. DelRio made a motion to approve Resolution 22-06 approving transfers from certain city funds to other city funds during the fiscal year. Goolsby provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 22-07, RESOLUTION TO AUGMENT THE FISCAL YEAR 2021-2022 BUDGET OF THE CITY OF WELLS

Nance stated this is also a resolution that is done every year. Nance continued that this is increasing the budgeted amounts that were approved by the State. Goolsby made a motion to approve Resolution 22-07 to augment the fiscal year 2021-2022 budget for the City of Wells. DelRio provided the second and motion passed unanimously.

REPORT AND POSSIBLE ACTION TO APPROVE LINE-ITEM TRANSFERS FOR FISCAL YEAR 2021-2022

Nance stated this is budget money that is within the general fund and moving it from the contingency account which is budgeted for every year to be there for this type of situation. This will be transferred to the street fund. There is \$60,000 in the Woodhill's grant in-kind for purchases and things to get the grant going that wasn't budgeted for. This contingency amount that was not used will be transferred to this fund. This only needs council approval. DelRio made a motion to approve line-item transfers for fiscal year 2021-2022. Goolsby provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY LIQUOR LICENSE FOR WELLS CHAMBER OF COMMERCE 4TH OF JULY ACTIVITIES

Minutes of Wells City Council
Meeting of June 28, 2022

Cindy Fuller was at the meeting representing the Chamber of Commerce. This is something the Chamber has done the last couple of years. Fuller stated the money raised will go towards the purchase of pumpkins for the pumpkin patch so each child can get a free pumpkin. DelRio made a motion to approve the liquor license for Wells Chamber of Commerce for 4th of July activities. Goolsby provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION ON SWIMMING POOL OPERATIONS INCLUDING RATES, HOURS AND OTHER MATTERS RELATING THERETO

Tilley stated that there are three adults and five senior citizens who currently have a pool membership pass. There have been no family passes or children passes purchased. More people need to come to the pool, so adjustments need to be made to the hours, the rates or both. Other examples of suggested prices for passes were provided to the council members. The Elko pool prices were also available. The Elko pool has more to offer but have lower rates. Propane for the pool was budgeted at \$40,000 for the year and it will probably total \$80,000. Walz stated solar heat at the pool has been discussed ever since the pool was built. Tilley added that Pengelly doesn't think solar heat alone would be enough to heat the pool. Tilley added natural gas will also be an option once it is available. Southwest Gas informed Tilley they are hoping to start construction in early 2024, if permitting goes through.

Lifeguard Aurora Aboite was at the meeting and stated the Monday through Friday schedule is a one woman show because there is no help. Aboite continued that the lifeguard from last year stayed on and will be working the summer but has only been able to work fifteen hours a week due to PERS. July 1st, she will be able to go to her forty-hour weeks but only through August 16th because she will be going to college. Once Aboite has the other lifeguard back, there will be Thursday night swim and will be open some Saturdays. Aboite has not had anyone apply for the job which was posted in April. There were people that came and inquired about the wage. Burger King and McDonalds pay more than the lifeguard position.

Aboite stated after nine years at the pool, she has tried the schedule several different ways. DelRio asked with it being a certified position, why the rate was so low. Walz thinks it could be due to how expensive the pool is to operate. Quinn thought the rate was ridiculous but also heard that there is a shortage of lifeguards everywhere due to the fact that during COVID, nobody trained. Aboite has found a course online to get certified as a lifeguard. She does have one person who is working on getting certified. Aboite added that the fall, winter and spring schedule is based around the school time. Fridays is always available but doesn't usually get a lot of people coming on Fridays.

Aboite added the biggest problems are the rates and the temperature of the water. DelRio thinks the rates need be closer to what Elko is or lower. Rates are higher but Elko has more to offer. DelRio doesn't think it is feasible to pay someone \$10.50 an hour or to find anyone to work for that amount. Walz added that no one can get help. DelRio would like to see the pool open longer in the wintertime after school. When kids get out

of school, there is not time to swim because of it closing early. DelRio stated if only for a couple of days a week it could stay open longer would help.

Nance is on the opposite side. The city will never make enough to cover spending \$10,000 a month for propane in the winter. Nance thinks the time in the winter should be limited because extending the hours extends the heating. The extra room tax the city gets goes towards the pool expenses so nothing else will get done with recreation. The pool has pool covers so the temperature stays consistent and is not being turned up and down. DelRio hears parents complain in the wintertime about the pool not being open longer after school. Aboite said Mondays and Wednesdays in the winter, the pool was open 3 – 6 and didn't get any kids. The pool is open on Fridays because there is no school and no kids come on Friday's either.

DelRio also thinks better advertisement needs to be done to let the Resource Center, Boys & Girls Club and the school know when the pool is open. Walz stated that all this money was spent on having an indoor pool and found out that people would have rather not had it be indoor. DelRio thinks the rates need to be adjusted. Aboite stated there are quarterly passes but should look at changing the family pass so a discount is applied for each additional child. It was suggested the pool close for four months in the winter but that is Aboite's job and livelihood. It was also suggested to give a discount through the slow winter months and being open on Saturday's.

Walz would like to see a proposed fee structure with creative ideas like half off on Saturdays. Walz would also like to see how much a pool slide costs and to purchase one as plumbing was installed for a slide when the pool was built. DelRio thought that was why there had been discussion of a splash pad and opening the pool for the fresh air for the kids to go in and out. The splash pad ideas came about because we were told we couldn't have a slide. DelRio added it was on the agenda previously and had pictures of slides. The consensus is to bring back a resolution with rates lower than what Elko is charging. Goolsby likes the family rate with the rate going down for each additional child. Walz stated that recreation does not fund itself, recreations funds itself through quality of life. DelRio added that the pool and the park are what brings people to town.

DISCUSSION ON POSSIBLE MEDICAL CENTER OPTIONS AND OTHER MATTERS RELATING THERETO

Tilley asked Harper to bring more information on the J-1 Visa program which was covered earlier. Harper stated in addition to the J-1 Visa program, GoED had the idea to look to Great Basin as they have a nursing program major that can provide a graduate who is not a physician. Harper looked at this being plan B. A wide range of things is being looked at to assist and give options. Every state has an allocated number of slots that they can apply for J-1 Visa applicants. Nevada is under its quota. If Wells applied and wanted two or three slots, that can be added to HHS's docket and Wells can be in the rotation for the doctors coming out. Walz asked how the doctors are compensated and Harper did not know the answer to that or how that part works. Tilley asked if it was open to apply any time and Harper stated it is generally open all the time because Nevada

is under its quota. Tilley added that it is a 40 hour a week program so the clinic could be open five days a week. Tilley has also contacted High Sierra which is a group Better City had mentioned. High Sierra will pair younger practitioners with existing medical care centers and will find out in the next few weeks what they can provide. Tilley has also tried to contact the U of U but has not been able to talk to anyone yet. St. Lukes is also being checked in to. Tilley added the clinic is in much better shape than it was five years ago with a new x ray machine, new flooring and doors as well as a new computer system.

DISCUSSION AND POSSIBLE ACTION ON GUIDANCE FOR CHANGES TO NUISANCE CODE REGARDING ADMINISTRATIVE AND APPELLATE PROCESSES

Tilley stated the nuisance code will be on the next agenda for the first reading. There are two options for the city. A letter can be written for a nuisance issue. If it is appealed, it will come back to a smaller committee or an officer of the city then go to the city council. The other option is to go directly to the city council and then to the district court. Legal Counsel thought it would be best to keep as much of it in the hands of the city as possible. The officer would be the city manager or city clerk. Walz added that the city wants to take a more active role in code enforcement which is why the sheriff's contract is being updated.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Goolsby made a motion to approve Warrant Register dated June 16, 2022 through June 28, 2022 in the amount of \$281,018.03. DelRio provided the second and motion passed unanimously.

COUNCILMEN'S REPORTS

Walz attended the NNRDA meeting last week. It was a long meeting discussing rate structures and fees. Some of the communities were not in favor of more strategic planning and SED's meetings. There will be a SED's update that will be lighter than the previous training. The municipalities were not willing to commit the time to go through another planning session. Staff will work with the instructor directly and come back to the board for more economic development strategies for the region. Walz reported that while she was in D.C. and for the first time ever, the group met with all four of the senators, two from Utah and two from Nevada and was a once in a lifetime opportunity.

STAFF REPORTS

CDBG was out last week monitoring grants. Tilley asked about the additional funding for the new senior center. It has to go back to their advisory committee in July but it seems likely the city will get the extra funding. CDBG will also request adding twenty five percent on top of what was requested due to increased costs. There should be enough to get the shell of the facility completed.

Minutes of Wells City Council
Meeting of June 28, 2022

Ideas for CDBG grants are open until the end of September. Tilley has one idea regarding sidewalks in town.

The city will be able to keep the current phone numbers from Frontier and will be able to transfer them over to WEAVE and save about \$10,000 on the phone bill for the coming year. Some numbers will be maintained through Frontier but most will be transferred.

The County Commissioners met in Wells a couple of weeks ago. Tilley brought up the issue with the railroad on the drainage ditches. Karr and Brough told Tilley to talk to Cortez-Masto's office as there had been a similar issue in Elko with the railroad. Tilley has already contacted the Senator's office who seem very willing to work with us. As much information as possible is trying to be obtained before setting up a meeting with the railroad. Currently the culverts under the railroad are not sufficient for the one-hundred-year storm. The railroad wanted all the permit fees paid before they would even talk to us but that is not an option.

CITIZENS TO ADDRESS THE COUNCIL

Gary Pollock looked at the One Nevada Plan and believes Harper is a great partner and advocate for a small community like Wells but feels the per capita cost is maybe a little bit disproportionate. The fact that Harper has stayed through the whole meeting and didn't just say his peace and leave means a lot to Pollock as a citizen and would like to urge the council to try and find the money to keep the alliance going.

ADJOURNMENT

The meeting adjourned at 8:55 p.m.

LAYLA M. WALZ, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk