

**MINUTES OF WELLS CITY COUNCIL
MEETING OF AUGUST 9, 2022**

CALL TO ORDER

Date: Tuesday, August 9, 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
Robert Woolsey, Vice-Mayor
Laura Moore-DelRio, Councilwoman
Jonathan Goolsby, Councilman

Absent: Chris Micheli, Councilman

Quorum: Yes

Staff Present: Samantha Nance, Finance Clerk
Jason Pengelly, Public Works Director
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 July 26, 2022. DelRio provided the second and motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

Quinn asked if DelRio had checked with the Moschetti's about donating a storage shed for a reduced cost at their storage facility for the softball equipment until something else can be done. DelRio didn't think that would be a logical solution to try to rent something like that. DelRio is looking for longevity for something for them to have at the park. They currently share their space and the items they need storage for are used to maintain the field. DelRio thanked Quinn for the suggestion. Woolsey added that work is being done with the district in getting their own field.

Minutes of Wells City Council
Meeting of August 9, 2022

Sheriff Aitor Narvaiza wanted to report activities for the area. The Wells Car Show was very successful and there were no major incidents. The Edge Fest was also held in Jackpot the same weekend with ten bands. A lot of personnel were busy between both activities. The mounted patrol went to Yerington assisting with a concert there that was capped at 15,000. For an event that big, it was pretty quiet. This last weekend was the NBU Dinner in Midas with over 300 tickets sold and personnel there to help. The U.S. Marshalls were in town last week doing Operation Silver Star. This is a sex offender sweep county wide including Wells, Jackpot and Montello. There were 73 sex offenders verified in the county, 32 were not home and follow up will be done to make sure those 32 are registered. There were eight arrests; seven felony arrests and one misdemeanor arrest. One arrest was made in Wells.

Last year at this time, the Sheriff's office responded to 10,979 calls of service. This year, there have been 12,060. Four new positions were filled. Domestic calls county wide are down from what they were last year by thirty three calls. Medical calls county wide have gone up. There have been thirty-five more search and rescue calls this year than last year. Walz stated that Councilman Micheli was very complimentary of Lt. Fischer at the car show who was very helpful.

Narvaiza added that forty-eight MDC's were just ordered. These are mobile computers for the vehicles at a cost of \$175,000. IT will program them so they can do reports with them in their vehicles when they have down time. They can also take the computer out of the car and take it in the office to finish reports. This should speed up the process and leave more time to be out on patrol. Under Sheriff Ames will be out for another month as he was bucked off a horse and broke his leg. Ames has been working from home.

FIRST READING OF ORDINANCE 238, AN ORDINANCE DELETING TITLE 6, CHAPTER 5 OF THE WELLS CITY CODE ENTITLED NUISANCES, IN ITS ENTIRETY AND REPLACING IT WITH A NEW AND REVISED CHAPTER REDEFINING AND REGULATING NUISANCES

Walz talked with Tom Coyle today and didn't think he was needed at the meeting since this was the first reading. If there are any questions or comments, Coyle can be contacted during office hours. Walz has reviewed it a couple of times and thinks it is pretty clear a nuisance complaint is a written citizen complaint. That is important for citizens to know that it is very reliant on a written citizens complaint. There are emergency code enforcement provisions that allow for an emergency meeting to take immediate action. Woolsey added that there are actions the city can take and spells out fines up to \$500 a day. Quinn thought the fines were a good idea.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY ADOPTION OF REVISED CITY OF WELLS PERSONNEL POLICIES

Walz has not spent a lot of time reviewing this. This was in her packet for the last meeting but she didn't get it until tonight since she was sick. Walz thought it was difficult going through this on the computer with all the revisions. Walz spoke to Tilley

this afternoon who mentioned the Pool & Pact training that is coming up and there may be an opportunity to do more adjustments if they did not take action tonight, Tilley said that was fine. Walz added changes are substantial and would like more time. Woolsey added he needs some explanation on some of the items and wants Tilley to present it.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY INCREASING DUES MEMBERSHIP FOR THE NEVADA LEAGUE OF CITIES AND MUNICIPALITIES

Walz began that this has been something that has been discussed for some time. Walz recalls there was desire to do some increasing of the dues but not sure where the money would come from. Nance stated that the original plan was to use the money that was being saved on changing the phones. The phone deal did not work out because we could not keep our current numbers. All the dues and subscriptions come out of administration which is the office. The only place there would be funds is there is \$5,000 in capital outlay for new computers, printers and things like that that come up throughout the year. It doesn't always get spent but then there are years it all gets spent last minute. If that money is used for the dues, then there is nothing left if a computer goes down. The \$5,000 won't be the full amount they are asking for. Walz mentioned being able to augment the budget at the end of the year which Nance added could be done if more consolidated tax is received than what was budgeted but that is waiting until the end of the year to see if there are extra revenues. Nance stated half of that money could be used if that is what the council wants. Walz would prefer to wait and not put the strain on the budget and maybe budget for it next year. DelRio agreed and felt we were not prepared for this increase.

Walz disagrees with their funding calculations. All the city's revenue in every community in the state is based on population. This increase is a flat fee regardless of size and is inappropriate. If everything is provided that they say will be provided, it may be worth it but it hasn't been worth it in the past. DelRio would like to see what Tilley's take is after attending the conference but feels strongly that we don't receive enough from them to justify putting any more money in to it. Walz referred to paying Better City \$3,500 a month and get a lot for that money as well as NNRDA. NNRDA is not as big as the Nevada League of Cities and wonders where the money is being used. Wes Harper has been involved a lot and been in touch with Tilley but is that only to get the full amount paid or will it continue after the dues are paid. Woolsey would also like to hear from Tilley before any action is taken to see if we have gotten a return for our money to see if it is worth it. Goolsby agreed and added that maybe there are things being done that we are not aware of. If the city isn't benefiting from it, it is hard to justify the cost. Goolsby made a motion to table the discussion for the increase in dues from the Nevada League of Cities until the next meeting with a presentation from Tilley after coming back from attending the Nevada League of Cities Conference. Woolsey provided the second and motion passed unanimously.

DISCUSSION TO RECEIVE CDBG GRANT IDEAS FOR THE UPCOMING GRANT CYCLE TO BE SUBMITTED TO CDBG FOR ELIGIBILITY APPROVAL

Pengelly stated El Rancho Funding and Senior Center funding are his priorities with the Senior Center on the top of the list. A meeting is going to be held with the CDBG Advisory Committee on August 16th on the additional funding. Walz read through Tilley’s staff report and mentioned the Woodhill’s Trail Design feasibility study could be an idea for a CDBG grant but we would probably have to wait a year before we could get the planning done. Walz added CDBG doesn’t like to fund infrastructure and is more focused on economic development. Tilley and Pengelly are going to meet with Lana Carter on the sidewalk project. The engineering estimate is going to be \$29,000 which is going to come out of the street department. Walz feels sidewalks are economic development. Woolsey added that Tilley is looking at Safe Schools for funding for part of this project. Pengelly added this project will probably cost one and a half million dollars. Goolsby added the amber cross walk lights are also being investigated. Pengelly stated that if the city finds out on the 16th that the extra money is available to the city, MGM can come in get the shell done, roof and stucco done and everything weathered in.

Pengelly also wanted to let DelRio know that he and Tilley have discussed the city doing in-kind work to get a concrete pad poured on the south side of the cook shack for a shed. There was also discussion on getting materials for the wood shop to build a bully barn and the city will be responsible for getting the shed moved and set. Woolsey added that more pressure is being put on the school district. Right now a field does not have to be built because it is borrowed from the city. If it gets harder to borrow the facility, Title 9 forces them to have to hurry and build something. There is more pressure to use those fields with co-ed softball, adult softball and it is getting harder to lend that facility to the school.

DelRio added it is hard because all of the materials are co-mingled and half of the equipment belongs to the high school. Once the high school equipment is removed, there is not equipment for the little league to maintain their field. Woolsey is working with Tilley to put pressure on the school district. DelRio likes Pengelly’s idea for the storage shed and will do what she can to help. Pengelly added this project will probably not get done until spring. Walz would like to bring back the wish list that Supp had prepared before retiring. DelRio would like to see the CDBG grant go 100% towards the new senior center. This is an unfinished project that people in town are excited about.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY ALLOCATION OF \$24,000 OF MARIJUANA TAX REVENUES TO BE SPENT ON SEVEN NEW GREEN COVERS FOR CHIMNEY ROCK GOLF COURSE

Woolsey began that the condition of the greens has had a big impact on people from Elko and Spring Creek coming over to golf. Pengelly stated that currently, the city has two green covers that were bought last year. Those two greens came out of winter good. The other seven died and two were hydroseeded at a cost of \$3,900. Pengelly continued that a

lot of revenue was lost at the golf course from losing those people from Elko and Spring Creek. Woolsey added Wells was slated to host State for girls this year but will have to find a different venue and it will not be on our course. Pengelly stated this is not 100% fix but this will help the greens come back faster. Walz thinks they need to be purchased. Woolsey added that you can see the difference in the greens of the two that were covered and those that weren't. Goolsby made a motion to approve the allocation of \$24,000 of marijuana tax revenues to be spent on seven new green covers for Chimney Rock Golf Course. Woolsey provided the second and motion passed unanimously.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Goolsby made a motion to approve the Warrant Register dated July 28, 2022 through August 9, 2022 in the amount of \$161,237.63. Woolsey provided the second and motion passed unanimously. Goolsby again made a motion to approve check register dated July 1, 2022 through July 31, 2022 in the amount of \$24,165.34. Woolsey provided the second and motion passed unanimously.

COUNCILMEN'S REPORTS

Goolsby stated football practice began yesterday.

Walz added that golf practice started yesterday as well. Walz attended the car show and thought it was a well-attended event. There were approximately 240 cars. The Senior Center breakfast was very successful and took in around \$3,000. The Fire Department profited about \$1,500. This is a great event for the community but Walz would like to see the RV's parking in the RV parks instead of at the park. Pengelly added the trailer jacks were put down with no pads and have a lot of deep holes.

STAFF REPORTS

Long Canyon is no longer for sale and is looking at getting underground permits.

Walz continued with Tilley's staff report. There is construction at the airport with hopes to be done in September.

Maverik is out to bid on some of the site work. They will begin with moving the NGM parking lot and begin groundwork for the new store. Plans have been submitted to WC3 for review. Once approved and approvals have been received from NDOT, construction will move forward.

Nance stated that the auditors will be here the week of August 29th as well as the week after Labor Day.

Pengelly thanked all the city staff for the work done for car show all hours of the day and night. Goolsby added that someone broke into the old city hall and called Pengelly in the middle of the night and Pengelly had someone there in fifteen minutes.

CITIZENS TO ADDRESS THE COUNCIL

Quinn wanted to comment that it does her heart good to go into the city office and see a new mother with a new baby. Quinn knows Nance was able to do this and now Jessica is allowed to bring her baby and it speaks volumes for the city.

ADJOURNMENT

The meeting adjourned at 7:55 p.m.

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LAYLA M. WALZ, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk