

**MINUTES OF WELLS CITY COUNCIL
MEETING OF OCTOBER 11, 2022**

CALL TO ORDER

Date: Tuesday, October 11, 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-Del Rio, Councilwoman
Chris Micheli, Councilman

Absent: Jonathan Goolsby, Councilman

Quorum: Yes

Staff Present: Samantha Nance, Finance 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

Woolsey made a motion to approve meeting minutes dated September 27, 2022. Del Rio provided the second and motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

County resident, Ashley Hansen, wanted to express concern about the maintenance, care and problems at the rodeo grounds. Hansen stated there is a lot of interest in using the rodeo grounds and Wells has one of the largest high school rodeo teams in the State of Nevada. There is not anywhere for these kids to practice. Hansen's daughter competes every weekend in the State of Nevada High School Rodeo and doesn't have a place with a full pattern arena to practice. The last time the grounds at the rodeo grounds were worked was for the Jr. Rodeo in August and with all the rain that weekend, the ground is

Minutes of Wells City Council
Meeting of October 11, 2022

as hard as the road which is not safe for the kids or the horses. Gus Villalobos used some type of grader to rip the arena. Hansen is not asking for daily maintenance and is just talking maybe once a month, so the kids have somewhere to practice. Hansen is not sure what the options are and feels there is a lot of interest in the youth in our community as far as equestrian and rodeo and would like to see something done.

Hansen travels somewhere every weekend with her daughter and most of the facilities have been upgraded. Hansen didn't know if there were grant funds available or something else that would help maintain that city facility. Walz would like to see a priority list put together. Hansen said she tried to get put on the agenda and was told no. Nance stated that Pengelly brought it up and the city doesn't have the equipment or the manpower to maintain the arena which is why it was decided not to put it on the agenda. Hansen stated she doesn't necessarily want to do it but will if she has to. Woolsey thought it could be put on the agenda for discussion and part of the discussion would be what the city has available and what the city doesn't. Walz added that grants are hard to get for recreation but there are REC Fund dollars specifically for recreation. A lot of those are spent on other things. If it was worked into the capital improvement list, it could be considered. Woolsey thought we should see what community interest there is and maybe make it a community project.

New resident Jerry Bynum began that there is an election coming up in a few weeks and the local positions concern Bynum because he doesn't know any of the names on the ballot. Bynum asked around if there had been a meet and greet and was told no because people knew those on the ballot. Bynum stated these are non-partisan candidates. Bynum asked if the city would be interested in putting on a meet and greet, not a debate. Walz stated the ethics commission does not allow the city to be involved in such activity in the State of Nevada or influence the election in any way. A private citizen or non-profit entity could sponsor such an activity. Bynum asked if there were any objections if he headed this event and Bynum was told no. Bynum asked Woolsey if the school could be used for this meet and greet and Woolsey stated it had been done in the school auditorium previously. Bynum asked where to get the contact information for each candidate. Walz thought contact information was published on the State of Nevada's Secretary of State website or Elko County.

CONTINUED DISCUSSION TO DENY OR APPROVE SPECIAL USE PERMIT TO ALLOW NONCONFORMING ACCESSORY BUILDING AND TO CONSTRUCT GARAGE OR OTHER ACCESSORY BUILDING AT 237 THIRD STREET, APN #002-565-006, SECOND ADDITION, LOT 16, BLOCK 13A

Walz began that Nance had done some research and discovered this item cannot be left indefinitely and required a decision within fifteen days to approve or deny this special use permit. Woolsey thought until the city manages the special use permits that have already been approved, it would not be a good idea to add more. Woolsey continued that they are special permits that the city has control of but has not had follow through on the existing ones. There needs to be a better way to enforce them to make the others comply. Walz agrees and thinks there is also question as to the enforceability or the language in the

existing code that maybe the city is not covered for conex boxes. Del Rio agreed with Woolsey and stated a precedence needs to be set and it needs to be the same for everybody and that wasn't done. The lack of follow through is an issue. Woolsey made a motion to deny the special use permit to allow nonconforming accessory building and construct garage or other accessory building at 237 Third Street, APN #002-565-006, Second Addition Lot 16, Block 13A. Del Rio provided the second and motion passed unanimously.

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

Tilley stated this is just an amended portion of the document and not the full contract. Section 2, Title 7.2 of the original contract allowed for two sixty-day periods before their earnest money becomes permanent. Pine West has been working with NDOT to get permits and initial approvals on access points on US 93 and Sixth Street. Pine West is just asking for two more sixty-day periods for the permits. Everything may be ironed out and it may just be a couple of weeks to get the final approval from NDOT. Del Rio made a motion to approve the amendment to the purchase and sale agreement with Pine West. Micheli provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE BID FROM MGM CONSTRUCTION TO CONTINUE WORK ON SILVER SAGE SENIOR CENTER.

Tilley began that the initial bid was 1.89 million. Tilley continued the city was waiting to make sure additional funding from CDBG was going to be received. With the additional funding, the city will have \$803,000. MGM has provided a list of projects to complete. Pengelly wants the building shelled in and winterized so it will be dry and closed in for the winter. The cost for this would be \$760,000 so there is a little bit of leeway. There will be another million dollars' worth of work left but that is if MGM had subcontractors do all the work. If the city can purchase the materials tax free, some of those costs could be cut. There is a large parking lot that can be done in phases. The most expensive will be plumbing, electrical and the parking lot. Micheli made a motion to approve the bid from MGM Construction to continue work on the Silver Sage Senior Center. Woolsey provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE REMOVAL OF THE EASEMENT BETWEEN TRAIL 49 BUILDING AND THE EL RANCHO

Glen Palmer from Palmer Engineering came out a few months ago because Pengelly was concerned if there would be enough exit points to meet code getting rid of this easement. There are three exit doors on the main floor and Palmer said that would be fine. This would close the door between the two buildings. Bob Selby stated codes have changed and with the new codes, to bring the door up to the new codes will cost the city a lot of money. There is no reason to leave it connected. Walz added that if both buildings can meet access and egress there is no reason to leave them connected as they are two

separate entities and operate separately. The formal document will be provided to be signed after this is agreed to by both parties. This is needed to be done before one of them opens. Woolsey made a motion to approve the removal of the easement between Trail 49 Building and the El Rancho. Del Rio provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE APPLYING FOR A \$160,000 GRANT FROM NEVADA STATE PARKS WITH A \$40,000 LOCAL MATCH TO COMPLETE NEPA ENVIRONMENTAL WORK FOR THE WOODHILLS TRAILS

Tilley began that this is the next step for the Woodhills Trails project. This is a \$200,000 grant with \$160,000 from state parks and \$40,000 in-kind. Tilley is trying to figure out ways to do the in-kind work with environmental work. The grant would not be awarded until June 1, 2023. If the grant is received, the match could be put in the budget for the next fiscal year if the funding is still there. The grant application is due November 1, 2022 and have three years to complete this. The design work still needs to be done. This grant is specifically for all outdoor recreation and State Parks are OHV specific but does not think this one is. A similar project is being done in Spring Creek right now which is fifty miles worth of trails. That cost was around \$200,000 of NEPA work which is what Tilley is basing the cost on but it can also be phased out if needed. Micheli made a motion to approve applying for a \$160,000 grant from Nevada State Parks with a \$40,000 local match to complete NEPA environmental work for the Woodhills Trail. Woolsey provided the second and motion passed unanimously.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Del Rio made a motion to approve check register dated September 1, 2022 through September 30, 2022 in the amount of \$12,133.28. Woolsey provided the second and motion passed unanimously. Del Rio made a motion to approve the Warrant Register dated September 29, 2022 through October 11, 2022 in the amount of \$1,084,602.34. Woolsey provided the second and motion passed unanimously.

COUNCILMEN'S REPORTS

Del Rio stated she was excited to see the cement work at the park and saw where the pad was poured near the cookshack for the softball storage shed. Del Rio wondered how that was going with the woodshop and if it had been started. Woolsey said no it had not been started and comes down to material costs. The shop teacher needs to know more of what is expected of him. No one is sure where the materials are coming from.

Walz has been thinking about the city manager review that is coming up. Walz wonders how to do an evaluation of an individual as a team when you aren't allowed to discuss anything outside of open meeting law and where do we go from here. Walz thought if Better City helped the city through the hiring process, maybe they could help with the

evaluation process. Walz contacted Jason Godfrey with Better City. Better City would be able to help the city with the evaluation to get this done before the end of the year. Del Rio likes this idea because it gives another prospective. Walz would like Tilley to get some feed back so if there are issues, they can be resolved early. Walz thinks this may be an opportunity where staff can go through the evaluation process and Better City would compile it and present it. Del Rio likes the idea of everyone having input. Walz will work on this to get it set up.

STAFF REPORTS

Tilley stated that Nevada League of Cities has helped facilitate some discussions on the medical center. The J1 Visa Program will not work. A conference call took place with eight on the call with UNR and their medical program. There is something called Federally Qualified Health Centers that the city may be able to apply for and become that entity itself with another group helping to administer. There will be another phone call in the next couple of weeks to see if that is something to explore and allow us to better recruit practitioners if the city is an FQHC. There is a reimbursable grant type program that the other group would help us administer all of that for free. Tilley is still working on getting together with Med X and Intermountain.

CITIZENS TO ADDRESS THE COUNCIL

Nance wanted to address the council as a citizen regarding maintenance at the rodeo grounds. Nance rodeoed her whole life and practiced in the arena and has firsthand knowledge on what is required to maintain the arena. Nance continued that what is being asked is not just a ten-minute job. Hansen is talking about when our guys take the blade in and rip up the ground. What that does is make big chunks of concrete because the dirt is so hard. That is all the city would have the ability to do because the city doesn't have the equipment to do anything else. This makes it more unsafe and then the city is liable. When you work the ground, you have to water it a lot, then take the blade to rip it. This is more than just driving a tractor and making a couple of passes once a month and leaving. When there was a barrel race event a few years ago, Jim Naveran started weeks before the event to get the ground ready. During Nance's rodeo days, Naveran would work the arena a couple of hours before practice to get it safe enough and in the condition to be used. Del Rio asked if the dirt work is maintained is it less or always the same. Nance said with the ground that is in the arena, it would have to be worked every day to keep it nice. Naveran put in an arena at their residence and special sand was hauled in and you don't rip it because then you lose the sand in the dirt and then are back to square one. If you want to haul in a ton of sand and never let anybody rip the ground again would be the only way to keep it manageable because you would lose the sand in one go. Nance continued that before the Jr. Rodeo, Pengelly will rip the arena and then Morrison's or the Rodriquez equipment is used because the city doesn't have the equipment. Because there is no grounds keeper at the rodeo grounds, if anyone goes in the arena and spins a brodie, the sand will be wasted and pushed to the side. It is valuable if you fill the arena full of sand.

Rodeo is an individual sport and you are on your own to figure out where to practice. This was not a burden because the city didn't drag the arena. Del Rio asked why the High School and Jr. High Rodeo through Elko County School district was using city property. Woolsey stated the term high school rodeo is used but it is not affiliated or a sanctioned sport through Elko County School District and you must be eligible to compete. Beth Savedra added that there used to be a lot more clubs that would participate like the Wells Roping Club. A lot of the ropers would use their own equipment and the farmers and ranchers have the equipment and does not see where it would be a good thing for the city to be buying the equipment. Woolsey thinks it will be a good discussion and see what options there are and the costs associated with it. Walz added that if the rodeo club is a 501C3, they would have more potential avenues for funding than the city would. Del Rio said there is a big group in town and if we all work together, we could make it great for the kids.

ADJOURNMENT

The meeting adjourned at 7:50 p.m.

LAYLA M. WALZ, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk