

**MINUTES OF WELLS CITY COUNCIL
MEETING OF JUNE 13, 2023**

CALL TO ORDER

Date: Tuesday, June 13, 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
Laura Moore-DelRio, Councilwoman
Chris Micheli, Councilman
CR Beth Savedra, Councilwoman

Absent: None

Quorum: Yes

Staff Present: Samantha Nance, City Clerk
Jason Pengelly, City Manager
Patti Zander, Deputy Clerk

PLEDGE OF ALLEGIANCE

Mayor Pollock led everyone in the Pledge of Allegiance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Savedra made a motion to approve meeting minutes dated May 23, 2023. Micheli provided the second and motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY LIQUOR
LICENSE FOR TA OPERATING NEVADA LLC, dba ALAMO CASINO AT
WELLS PETRO**

Minutes of Wells City Council
Meeting of June 13, 2023

Lieutenant Doug Fisher began that the investigation has been concluded and the recommendation is to move forward with issuing the liquor license. Savedra made a motion to approve the liquor license for TA Operating Nevada LLC, dba Alamo Casino at Wells Petro. Goolsby provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO GRANT OR DENY APPLICATION FOR BROTHEL LICENSE TO DAVID ARMSTRONG TO PURCHASE BELLA’S HACIENDA RANCH

Fisher stated this investigation is ongoing because Armstrong is missing some documents that are required to complete the investigation. Fisher has been in contact with Armstrong and Armstrong is aware all the required documents have not been provided. Fisher recommended this item be tabled and be revisited at the July 25, 2023 meeting which should allow time for all documents to be provided and complete the investigation. Savedra made a motion to table the application for a brothel license to David Armstrong. DelRio provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE CONTRACT WITH INTERMOUNTAIN HEALTH FOR HEALTHCARE SERVICES FOR THE CITY OF WELLS

City Manager Pengelly had Tim Lovell on the phone to answer any questions anyone may have regarding the contract. Savedra stated she saw nothing wrong with the contract and wanted to move forward with the contract. None of the other council members had any issues with the contract as well. Lovell stated there are a couple of other reviews that need to be made on the contract but doesn’t think anything will change. Something that Lovell discussed but wasn’t included in the contract was regarding property tax and if the property tax is levied. That would be another request that the city pick up or just not levy the property tax if the city levies property taxes. Nance mentioned that is done with the golf course but will have to call the county and check on this.

Pollock stated this is the first step in the process and has to go through legal but this is the city’s proclamation that everyone is in favor and ready to move forward. Savedra asked Lovell when the contract would be done with the reviews. Lovell thought the reviews should be done in the next week or two. There is a review with one of the committees tomorrow which is the major outstanding one and one other review this week. Lovell thought he should hear the outcomes of those reviews by the end of the month. Lovell has already started the due diligence so should hopefully have an opening date by the middle of July. This will be back on the agenda for the July 11th meeting. Goolsby made a motion to approve the contract with Intermountain Health for healthcare services for the City of Wells. DelRio provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 23-09, RESOLUTION APPROVING TRANSFERS FROM CERTAIN CITY FUNDS TO OTHER FUNDS DURING THE FISCAL YEAR

Nance stated this is a resolution that is approved every year and is something the auditors require. Goolsby made a motion to approve Resolution 23-09, a resolution approving transfers from certain city funds to other funds during the fiscal year. DelRio provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE FEDERAL PROCUREMENT POLICY

Pengelly stated that the City of Wells has never had this policy before on any federal funding the city receives. Due to the amount of ARPA funds received during COVID, this guideline should have been followed. The city received an audit violation due to not having this policy in place. Nance added that there were a lot of entities that did not have this policy in place and were following the state policy. To correct this audit violation, the correction was to create a policy. Goolsby made a motion to adopt the new federal procurement policy for the City of Wells. Savedra 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 May 25, 2023 through June 13, 2023 in the amount of \$207,577.00. Micheli provided the second and motion passed unanimously. Goolsby made a motion to approve the check register dated May 1, 2023 through May 31, 2023 in the amount of \$42,377.99. Micheli provided the second and motion passed unanimously.

COUNCILMEN'S REPORTS

Savedra stated she attended the NNRDA meeting on May 24th. A letter of support was requested seeking funding to bolster the airport. A letter of support was sent from the City of Wells. Sheldon Mudd asked Savedra to give an update on what is happening in Wells. Savedra told them the city is hoping to get more money to finish the new senior center, the new Maverik is going in as well as working on getting healthcare back in Wells. There will be another meeting this month. Mudd had come to Wells looking at the H.E.A.R.T. building for a bottle factory but it went to Caldwell, Idaho. Mudd is still working on bringing business to Wells. On May 30th, Savedra attended the capital improvement committee meeting for Elko County School District. This meeting was held before AB519 passed which will help Owyhee get a new school. Savedra talked about how the Wells High School is the oldest school in Elko County. Brooke Ballard also talked about how it is the oldest school and how when it rains or snows then melts, the kids must haul buckets of water out of the school. With the new school board, Savedra thinks they are aware of the condition of Wells High School and that something needs to be done. Savedra added that AB519 did pass but was not sure of the amount that passed. Pengelly added that it went to the County Commissioners to decide whether it would be \$.01 or \$.25 for every \$100 of assessed value on property and the commissioners voted for the \$.01. If that decision had not been made by the County

Commissioners, the State would have made the decision and would have gone for the \$.25. The Commissioners opposed the whole thing and didn't think the State of Nevada can tell Elko County what they will pay. Pengelly called the commissioners and told them this is a lot of money for the citizens of Wells. The commissioners agreed and one commissioner voted against this. Savedra also attended the Nevada League of Cities retreat held in Ely, Nevada. The Mayor of Ely has done a lot for his town and there is so much more to Ely. There will be a conference in August Savedra would like to attend and hopes Pollock can attend.

Goolsby mentioned the Wells Family Resource golf scramble will be held on June 24th. Goolsby added that even if you don't golf, go support the resource center by buying a ticket and having a meal.

Pollock is glad to see some of the roads being repaired.

STAFF REPORTS

Pengelly stated that the City of Wells hosted the CDBG training last week which is required to be taken once a year for the next grant cycle. The following day was spent conducting a CDBG audit on all the grants over the years and making sure all required documents were in the files. CDBG was impressed with the recent files.

A letter was received regarding Governor Lombardo signing AB140 amending NRS 236.015 to add Juneteenth as a legal state holiday in Nevada. This act is effective immediately and requires all state, county and city offices, courts, public schools in the Nevada System of Higher Education to close on June 19th of each year. When the state declares a holiday, their guidelines need to be followed.

Savedra added that she also attended the Elko County Recreation Board meeting. There was discussion regarding entities that are double and triple dipping asking for funds from several different places. It is not illegal and nothing can be done about it.

CITIZENS TO ADDRESS THE COUNCIL

Cindy Moschetti told the council good job in getting Intermountain Health Care in Wells to staff the clinic. Moschetti also asked what IHC was asking the City of Wells to pay for them to be here. Pollock informed Moschetti that the building would be leased to them for \$1 a year as well as paying utilities. Pollock added that the contract is for two years and after those two years, could be renewed for another three years. Pollock continued that citizens need to embrace telehealth and hopefully there will be enough business to support them to continue staffing the clinic. IHC has a lot of resources available. Pollock continued that because of the relationship with Med X, IHC created a new pilot project to come to Wells and don't usually cover cities as small as Wells. The citizens of Wells need to make this work. A doctor will be at the clinic once a month and if needed, will be here more. Pengelly stated IHC asked for a list of doctors that have staffed the clinic previously. Pharmacy needs were addressed by a citizen. Pollock stated that there

would be limited medication available and that three days' worth could be provided to allow time to go to the pharmacy to fill a prescription or to use their mail order pharmacy. Pengelly also mentioned that the Mayor of Wendover called wanting the contact information for IHC. Wendover wants to talk to them about possibly servicing Wendover.

ADJOURNMENT

The meeting was adjourned at 7:49 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk