

**MINUTES OF WELLS CITY COUNCIL
MEETING OF JULY 25, 2023**

CALL TO ORDER

Date: Tuesday, July 25, 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
CR Beth Savedra, Councilwoman

Absent: Laura Moore-DelRio, Councilwoman
Chris Micheli, Councilman

Quorum: Yes

Staff Present: Jason Pengelly, City Manager
Tony Prado, Public Works
Glen Shamblin, Public Works Supervisor
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 the meeting minutes dated July 11, 2023. Goolsby provided the second and motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

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

Minutes of Wells City Council
Meeting of July 25, 2023

Pengelly stated he sent the contract to everyone yesterday to review. The copy everyone had was the final draft with no changes since the last review. Pollock added that he sees nothing of concern to the city in the contract. Savedra commented that everything they talked about during their presentation is in the contract. Goolsby made a motion to approve the final contract with Intermountain Health for healthcare services for the City of Wells. Savedra provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 23-15, RESOLUTION FINDING IT IN THE BEST INTEREST OF THE PUBLIC TO LEASE CITY OWNED REAL PROPERTY WITHOUT OFFERING THE PROPERTY FOR SALE TO THE PUBLIC AND FOR LESS THAN FAIR MARKET VALUE

Pengelly stated per NRS, anytime a city building is leased or rented, a resolution is needed to approve the transaction. This is for the medical center for IHC to lease the building for \$1 a year. Savedra made a motion to approve Resolution 23-15, a resolution finding it in the best interest of the public to lease city owned real property without offering the property for sale to the public and for less than fair market value. Goolsby provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE DEBT MANAGEMENT INDEBTEDNESS REPORT AND FIVE-YEAR CAPITAL IMPROVEMENT PLAN

Pengelly stated this report is something that is done every year. Pengelly reported the city has not taken on any new debt. Pengelly reviewed the debt that the city currently has in the amount of \$554,217 which includes the 2008 water bond, X-ray machine and excavator. Goolsby made a motion to approve the debt management indebtedness report and five-year capital improvement plan. Savedra provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 23-14, RESOLUTION REQUESTING THE TRANSFER OF CERTAIN LANDS IN THE CITY BY ACT OF CONGRESS

Pengelly stated the county passed this resolution and is sending a letter to Amodei's office to try to push for federal lands to be given, transferred or at a cheaper cost to cities and counties. Pengelly wants to attach a letter to the county's and send it to Amodei's office. A map will be included of the land the city would like to get that will include 1,000 acres to extend the heavy industrial park and the airport. County Manager Amanda Osborne thinks this may help speed up the process. Trying to get anything from the BLM is a long process. Mayor Pollock read the resolution. Goolsby made a motion to approve Resolution 23-14, a resolution requesting the transfer of certain lands in the city by act of congress. Savedra provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY SPECIAL LIQUOR LICENSE FOR WELLS VOLUNTEER FIRE DEPARTMENT FOR WELLS FUN RUN JULY 28TH – 30TH

This is something that is done every year for the fire department and helps with the purchase of equipment. Goolsby made a motion to approve the liquor license for the Wells Volunteer Fire Department for the Wells Fun Run July 28th – 30th. Savedra provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY SPECIAL LIQUOR LICENSE FOR WELLS JR. RODEO FOR AUGUST 5TH – 6TH

This is also something that is done every year and there has never been an issue. Savedra added it helps get people into town. Pollock stated it is a good cause. Savedra made a motion to approve the special liquor license for the Wells Jr. Rodeo for August 5th-6th. Goolsby provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE CITY MANAGER, JASON PENGELLY, TO SIGN NEVADA AGING AND DISABILITY SERVICES DIVISION CONGREGATE AND HOME DELIVERED GRANT APPLICATIONS

Pengelly began that this is funding for the senior center. More was requested this year due to how much the cost of everything has gone up. Goolsby made a motion to authorize city manager, Jason Pengelly, to sign Nevada Aging and Disability Services Division Congregate and home delivered grant applications. Savedra provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY PROPOSED BOUNDARY LINE ADJUSTMENT SUBMITTED BY HIGH DESERT ENGINEERING FOR CLAY AND LORI FITCH, APN #002-740-013

Pengelly began that where Clay Fitch currently lives, Dan Kessler was the first one to build a house at that location and put up a fence and trees. When Veronica Stevens bought the property next door, it was surveyed and her property extended over the fence ten feet onto what Fitch thought was his property. Stevens is selling Fitch that ten feet so a line adjustment is needed so Fitch can keep the fence and trees. Goolsby made a motion to approve the proposed boundary line adjustment submitted by High Desert Engineering for Clay and Lori Fitch, APN #002-740-013. Savedra provided the second and motion passed unanimously.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Goolsby made a motion to approve Warrant Register dated July 12, 2023 in the amount of \$27,331.21. Savedra provided the second and motion passed unanimously. Goolsby

made a motion to approve the Warrant Register dated July 17, 2023 to July 25, 2023 in the amount of \$99,898.19. Savedra provided the second and motion passed unanimously.

COUNCILMEN'S REPORTS

Savedra attended the capital improvement meeting for the school district who had already decided what to spend the money on. Most of the funding will go to Owyhee to help with the new school that is needed. There will not be another meeting until October. Savedra has asked for a new school as well as the track being redone.

The NNRDA meeting was cancelled and the next one will be September 15th. NNRDA will have a new program called On Target Nevada. NNRDA will present a forum to every municipality and allow a representative from the municipality to speak for five minutes about what your city has to offer to bring in new businesses. Savedra hasn't seen people cleaning up their yards as much as they have this year. There are still quite a few that need cleaned up but thinks Pengelly has made a lot of headway in contacting people. Savedra thinks people have become complacent on how important the IHC contract was. Healthcare in Wells is important and wanted to thank city staff for sticking with it and getting it done. Savedra also wanted to thank public works for all their hard work and Savedra loves the Bumble fountain at the park.

Goolsby will not be at the next meeting. Goolsby also wanted to thank the city staff for everything and how good the golf course looks.

Pollock mentioned car show will be this weekend. The fountain from Bumbledon will be able to be used this weekend. Public Works worked hard to get it installed before the car show. It is very much appreciated.

STAFF REPORTS

Pengelly began that WC3 came out last week to do a three hour walk through the new Maverik with Pengelly and Nance. The final inspection was done with only a few little things that need attention. A temporary C of O was given to the Maverik to start operating and hope to be fully operational by August 1st.

Pengelly met with MGM Construction who will be redoing the medical center. MGM is hoping to start rebuilding in the next week or two and will have to coordinate with IHC to get their cat 6 line installed before insulation and sheetrock is put in. This process could take six to eight weeks.

National Night Out is Tuesday, August 1, 2023 at the city park for the whole community. Several things will be going on.

Pengelly also wanted to thank all the city staff. Everyone is busy and public works is understaffed. Weeds have been mowed three times and more has been spent this year to control the weeds. Complaints have been received on city property right after it has been

mowed and is very frustrating and unacceptable. People are very negative and should be thankful things get done. There is more to do than cut weeds. There are potholes to fill and water breaks among other things. Goolsby added they are doing the best they can. It is hot, are understaffed and overworked. Goolsby thinks they are doing a great job and doesn't care what other people say because he sees them out working. Pengelly stated it is hard when people ask what you do all day. Pengelly stated a man came with a new product on a trailer. A crew from Jackpot came down and a product demonstration was being done on Starr Avenue and someone stopped and asked why they were all standing around. People drive around and assume things when all they need to do is ask.

CITIZENS TO ADDRESS THE COUNCIL

Yvonne Stuart asked if sewer problems in the alley could be addressed and maybe have that be a suggestion for a CDBG grant. Stuart added there are quite a few alleys that have problems and Stuart was asked to suggest that for a grant idea. Pengelly did say the new senior center is the main focus this next go around. Stuart inquired about a rumor regarding the old senior center and NGM giving \$250 for the exchange. Pengelly stated there was no agreement or promise that they had to give us any money for the old senior center to become part of the resource center. Stuart asked if it was still up in the air and Pengelly said yes. Pollock added he was not sure what rumors Stuart was referring to but added that the intent of the council is that if the resource center wants to use that building for a pre-school, the city would accommodate them in that regard. It has nothing to do with the grant application with NGM. It would be good to help the old and the young at the same time and was the intent of the council when that decision was made. Stuart asked regarding the loans on the capital improvement plan, if the loans were interest based. Pengelly stated they were interest based. Stuart asked if the interest was low, and Pengelly stated they are USDA loans and the interest is usually lower. Stuart stated if she remembered correctly, one of the loans was for water meters and that is the forever running loan. Pengelly confirmed it was for water meters to be installed in the City of Wells. Meters usually only last ten years and this is a forty-year loan.

Kathy Quinn thanked the city and utility workers, especially Jason because no matter how busy he is, he will meet with you. Quinn asked who was responsible for the conduct of the city police officers. Pollock asked if she was referring to the sheriff's department. Quinn stated the city cops. Pollock stated they are deputies with the Elko County Sheriffs Department. Quinn asked if she needed to talk to Aitor and was told yes.

ADJOURNMENT

The meeting adjourned at 7:41 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk