

**MINUTES OF WELLS CITY COUNCIL
MEETING OF JULY 9, 2024**

CALL TO ORDER

Date: Tuesday, July 9, 2024
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
Laura Moore-DelRio, Councilwoman
Chris Micheli, Councilman
CR Beth Savedra, Councilwoman

Absent: Jonathan Goolsby, Vice-Mayor

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 the meeting minutes of June 25,2024 with an amendment to add that Jolene Supp stated that the money for the Wood Rodgers study was paid for by the city with a CDBG grant the city received, not by a Main Street grant. DelRio provided the second and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**PIP HEATHCOCK TO GIVE UPDATE ON GETTING MOVED BACK INTO
THE MUSEUM AT THE TRAIL 40 BUILDING AND SECURING FUNDING**

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Paul Bottari, President of the Society for the Preservation of Western Heritage, stated funding is needed, around \$200,000 to finish the building. Property was donated to the Society in Jackpot. If it can be sold, that will help. If the city has an opportunity for the Society to put in for funding to help, it would be appreciated. This is the Western Heritage Museum, a museum that tells the history of the west. A handout was given to everyone to explain what the needs are. Savedra asked if any grants had been looked at. Bottari answered no but were looking into some through the gold mine as well as other funding that might be available. Pollock stated that the city has been able to utilize grants the last few years. Pollock continued that there are so many different avenues for grant funding that can be explored. Pollock recommended the Society start looking into grants.

REVIEW, DISCUSSION AND FIRST READING OF ORDINANCE NO. 243, AN ORDINANCE AMENDING TITLE 6, CHAPTER 5, SECTION 3 OF THE WELLS CITY CODE, ENTITLED NUISANCES, DUTY OF MAINTAINING PROPERTY; OFFENSES; REMEDIES, BY ADDING “F” THEREIN TO PROVIDE FOR CIVIL PENALTIES TO BE SET BY COUNCIL RESOLUTION

Pengelly stated this has been on the agenda several times. There was not a voting quorum the last two times so the council has not been able to approve the first reading. After the second reading, a draft resolution will be written to establish fees so that citations can be issued for nuisances. Savedra made a motion to approve the first reading of Ordinance No. 243, an ordinance amending title 6, chapter 5, section 3 of the Wells City Code entitled nuisances, duty of maintaining property; offenses; remedies, by adding “F” therein to provide for civil penalties to be set by council resolution. DelRio provided the second and the motion passed unanimously.

REVIEW, DISCUSSION AND FIRST READING OF ORDINANCE NO. 244, AN ORDINANCE AMENDING TITLE 3, CHAPTER 6 OF THE WELLS CITY CODE ENTITLED WELLS BROTHEL CODE

Pengelly began that everyone had a copy of the updated draft. Brothel owner Bella Cummins also received a copy. The attorney has updated the code per the board’s request, mirroring some of Elko’s code. DelRio is comfortable moving forward with the changes legal counsel has made. Savedra is happy with what has been done but would like to change the part when the work cards are issued to have it specify whether it is a bartender or working lady. The legal counsel said that would be an easy fix. Savedra did not think it was very clear. Resident Noah Swett asked what the purpose was to change the code that has been in place for so long. Pollock stated that Cummins had requested a change on the title for the working girls. Laws change and legal counsel recommended with that request, some of the wording needed to be clarified to streamline the code to make it easier for everyone involved. Since the code was going to be amended for the title change, it was recommended other sections be amended that would be more in line with today’s world. All ordinances need to be updated from time to time.

Pollock stated conversations had been held between legal counsel and Cummins regarding some of the concerns. There was a provision about emergency closure that

Cummins felt could be an avenue for selective enforcement of said emergency closure. That was amended from one member of the board and one member of the police department to force the closure to the mayor, two members of the board and a member of law enforcement. This clears up any concern of abuse of power and will be a group effort for an emergency closure. Pollock believes enough of the kinks have been worked through to proceed with the first reading. Cummins has eleven concerns and asked if these concerns were going to be discussed so she could feel comfortable about the code. Pollock stated this is just the first reading and her concerns can be discussed and hopefully resolved by the time this will be on the next agenda for the second reading. Micheli made a motion to accept the first reading of Ordinance 244, an ordinance amending Title 3, Chapter 6 of the Wells City Code entitled Wells Brothel Code. DelRio provided the second. Savedra moved to amend the motion as stated previously for section 3-6-16 regarding the designation of job on the work card. DelRio seconded the amendment. The motion as amended passed unanimously.

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

Nance stated this is a statutory guideline by the Department of Taxation that is done every year in July and due by August 1st. The Department of Taxation wants to know if the city has accrued any additional debt throughout the year which the city has not. This report includes all the debt schedules for what the city currently has in loans. The debt limitation is forty percent of the assessed value, and the city is way below our debt limitation. The five-year capital improvement plan is also in this plan which includes projects for this year that have been budgeted and the plans for future projects and capital asset purchases for the next five years. Micheli made a motion to approve the Debt Management Indebtedness Report and Five-Year Capital Improvement Plan. Savedra provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 24-05, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WELLS, NEVADA PROVIDING FOR THE TRANSFER OF THE CITY'S 2024 PRIVATE ACTIVITY BOND VOLUME CAP TO THE NEVADA RURAL HOUSING AUTHORITY; AND OTHER MATTERS RELATED THERETO

Katie Coleman, Communications Director, with Nevada Rural Housing was at the meeting. Coleman stated since the home ownership program started in 2006, over two billion in affordable mortgages have been delivered, some of which have been in Wells. Wells has been a key contributor to the success of their programs from the beginning with the transfer of unused private activity bond cap in the amount of \$938,615. Coleman thanked the city for their continued support. A \$25,000,000 single family mortgage revenue bond program called "Launchpad" was just developed and will be available July 22nd at a set rate of 6.17%. This comes with 4% of the loan amount in downpayment assistance. Work is being done with local lenders. The website for this is buyruralnv.org and is where you can contact a lender who knows about the program.

Nevada Rural Housing is requesting the city transfer the unused bond cap to help continue this program. NRH has provided seventeen home buyers in Wells with 2.7 million dollars in affordable mortgages. That is more than \$80,000 in down payment assistance and \$20,000 in estimated federal tax savings. DelRio made a motion to approve Resolution 24-05, A resolution of the city council of the City of Wells, Nevada providing for the transfer of the city's 2024 private activity bond volume cap to the Nevada Rural Housing Authority; and other matters related thereto. Micheli provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO AUTHORIZE CITY MANAGER, JASON PENGELLY, TO PURCHASE EIGHT USED GOLF CARTS FOR THE CHIMNEY ROCK GOLF COURSE

Pengelly stated Cameron Huff would explain the need for this purchase. Pengelly stated Huff is renting carts so fast that people who don't get there early have no golf cart to use. Huff stated right now the city owns nine carts which are all rented out by nine or ten o'clock in the morning. Huff contacted Intermountain Golf Cars and received quotes. It was decided the best option would be to purchase the carts outright. To purchase the carts over a five-year period would be at a 9% interest rate. Purchasing outright would save just under \$7,000. Pollock stated that a lot of people come over from Elko and Spring Creek to golf in Wells due to the hard work of Huff and the rest of the city staff to maintain the course. Not having carts available for the golfers could discourage those golfers from coming to golf. Pengelly added that there is room in the cart barn for these carts. Savedra researched prices of golf carts and thinks these are very reasonable. Savedra made a motion to authorize City Manager, Jason Pengelly, to purchase eight used golf carts for the Chimney Rock Golf Course. DelRio provided the second and the motion passed unanimously.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

DelRio made a motion to approve the check register dated June 1, 2024 through June 30, 2024 in the amount of \$30,304.68. Micheli provided the second and the motion passed unanimously. DelRio made a motion to approve the Warrant Register dated June 27, 2024 through July 9, 2024 in the amount of \$426,316.15. Micheli provided the second and the motion passed unanimously.

COUNCILMEN'S REPORTS

Savedra attended the NNRDA meeting on June 26th. The board affirmed their position on federal land matters and the designation of the Humboldt River as a water of the USA. This means that it is water that the federal government considers they have control of. A new chair and vice-chair were appointed, the budget was reviewed, and several status reports were given. NNRDA is in very good hands with Sheldon Mudd. Savedra attended the capital improvement committee meeting on July 2nd. Updates were given on the Owyhee school and other schools they are working on. There was nothing for Wells.

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Savedra is working on getting money for playground or athletic equipment. Savedra brought up the bathroom at the Elementary school. This bathroom was used a couple of times and it overflowed and nothing was done to remedy the problem. Savedra asked about the HVAC system because it is not working right. After paying 6.8 million dollars on an HVAC system, it should work. This is supposed to be checked on hopefully before school starts.

Micheli stated car show is less than three weeks away.

DelRio thanked Savedra for the effort she is making in standing up for our community. DelRio did attend the 4th of July events. The whole community has come together nicely to create these events for the kids and everyone to enjoy.

Pollock also thought the 4th of July events were great. The fireworks were the best he had ever seen in the City of Wells and were outstanding. A huge thank you to everyone involved. Pollock was very impressed and had people come up to him in the grocery store and thank him for how nice they were. Thanks to everyone for all the events. Pollock stated the Angel Lake Fishing Derby is July 20th and is a great time for the kids.

STAFF REPORTS

Pengelly began that end of year is being worked on getting ready for the auditors.

The Big Boy 4014 Steam Engine that was at the Pacific crossing last weekend will be stopping at the Lake Avenue crossing on the return trip July 19th at 10 a.m. for about forty-five minutes. Peggy from Union Pacific would like to present the Wells Board of Council with a plaque as well as take some pictures. Pengelly asked if all council members could try to attend.

Nance and Morgan put together a short video on the archery shooting range lanes that were developed with a grant. There were people shooting while it was being worked on.

Pengelly wrote a letter to MGM Construction giving them a deadline of July 24th for the interior work in the new senior center. The next phase needs to be moved on to which is paving and concrete work on the outside.

National Night Out will be August 6th. Lake Street between the church and the park will be blocked off for the firetrucks so the grass will not be driven on this year. The BBQ will be sponsored by the ECSO.

CITIZENS TO ADDRESS THE COUNCIL

Quinn asked that the city investigate solar for anything in the future. The kids and grandkids will be the ones that suffer in the future if we don't start looking at our environment other than gas and electricity. It was mentioned that the new school zone signs have solar panels.

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ADJOURNMENT

The meeting was adjourned at 7:52 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk