



GARY POLLOCK, Mayor
JONATHAN GOOLSBY, Vice-Mayor
LAURA MOORE DELRIO, Councilwoman
CHRIS MICHELI, Councilman
CR "BETH" SAVEDRA, Councilwoman

JASON PENGELLY, City Manager
SAMANTHA NANCE, City Clerk
PATTI ZANDER, Deputy Clerk

**PUBLIC MEETING NOTICE
OF THE
CITY OF WELLS BOARD OF COUNCILMEN**

The Board of Council of the City of Wells, County of Elko, State of Nevada, will meet in regular session on Tuesday, May 23, 2023, in the Council Chambers of Wells City Hall, 525 Sixth Street, Wells, Nevada
Beginning at 7:00 P.M.

Attached with this Notice is the agenda for said meeting of the Board.

This Notice and Agenda is posted pursuant to N.R.S. 241.020 as amended by the 2013 Legislature. This Notice and Agenda has been posted on or before 9:00 A.M. on the third working day before the meeting at the following locations:

WELLS CITY HALL, 525 Sixth Street, Wells, Nevada
WELLS FIRE STATION, 516 Seventh Street, Wells, Nevada
WELLS POST OFFICE, 201 Castle Street, Wells, Nevada
WELLS RURAL ELECTRIC COMPANY, 1451 Humboldt Avenue, Wells, Nevada
SILVER SAGE SENIOR CITIZEN CENTER, 213 First Street, Wells, Nevada
ROY'S MARKET, 647 Humboldt Avenue, Wells, Nevada

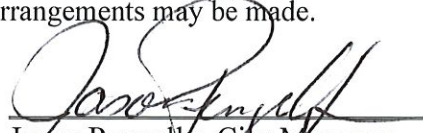
Supporting materials for this meeting may be reviewed at the office of the City Clerk, Wells City Hall, 525 Sixth Street, Wells, Nevada.

This institution is an equal opportunity provider and employer.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office or call (866) 632-9992 to request the form. You may also write a letter containing all the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, and 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

NOTICE TO PERSONS WITH DISABILITIES

Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the City Manager, City of Wells, in writing at P.O. Box 366, 525 Sixth Street, Wells, Nevada 89835-0366, or by calling 775-752-3355 at least two (2) days in advance so that arrangements may be made.


Jason Pengelly, City Manager

TEL 775.752.3355

FAX 775.752.3419

finance@cityofwellsnv.com

MAILING P.O. BOX 366 • WELLS, NEVADA 89835 PHYSICAL 525 6TH STREET • WELLS, NEVADA 89835

The City of Wells is an equal opportunity employer

**AGENDA
REGULAR MEETING
CITY OF WELLS BOARD OF COUNCIL
TUESDAY, MAY 23, 2023 7:00 P.M.
COUNCIL CHAMBERS, WELLS CITY HALL
525 SIXTH STREET WELLS, NEVADA**

*Breaks and Recess Actions shall be called for at the pleasure of the Board
rather than by agenda schedule.*

Pursuant to N.R.S. 241.020, 6, notice is hereby given that items on the agenda may be taken out of order, that the Board may combine two or more agenda items for consideration, and that the Board may remove an item from the agenda or delay discussion relating to an item on the agenda any time and if the agenda is not completed, to recess the meeting and continue on another specified date and time.

Pursuant to N.R.S. 241.020, 7, any restriction on comments by the general public must be reasonable and may be restricted to the time, place and manner of the comments, but may not restrict comments based on viewpoint.
Citizens will be allowed to make public comment during each agenda item as well as at the formal Citizens to Address the Board of Councilmen agenda item at the beginning of the meeting.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of minutes of previous meeting(s) **FOR POSSIBLE ACTION**

DELEGATION:

5. Citizens to address the Council
Pursuant to N.R.S. 241.020,2 (e) (3), this time is devoted to comments by the general public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item

NEW BUSINESS:

6. Discussion and possible action to approve 4th Annual Co-Ed Softball Tournament to run in the City Park for a 24-hour period indefinitely. **FOR POSSIBLE ACTION**
7. Presentation from Intermountain Health on possible healthcare options for the City of Wells. **FOR DISCUSSION ONLY**
8. Discussion and possible action to approve Final Budget for fiscal year 2023-2024.
FOR POSSIBLE ACTION
9. Discussion and possible action to award bid for Well #7 Booster Station Project. **FOR POSSIBLE ACTION**
10. Claims Committee Report and possible action to approve financial statement.
FOR POSSIBLE ACTION

11. Councilmen's Report

This time is devoted to comments by Board members for general information or update Purposes and may include reports of involvement in liaison actives/meetings with matter raised under this item of the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item.

12. Staff reports

This time is devoted to comments by city Staff for general information or updates purpose. No action maybe taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a successive agenda and identified to be action item

13. Citizens to address the Council

Pursuant to N.R.S. 241.020,2 (c) (3), this time is devoted to comments by the general public, if any, and discussion of those comments. No action may be taken upon a matters raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item.

14. Adjournment

**MINUTES OF WELLS CITY COUNCIL
MEETING OF MAY 9, 2023**

CALL TO ORDER

Date: Tuesday, May 9, 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
CR "Beth" Savedra, Councilwoman

Absent: Chris Micheli, Councilman

Quorum: Yes

Staff Present: Samantha Nance, City Clerk
Jason Pengelly, City Manager
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 meeting minutes dated April 25, 2023. DelRio provided the second and motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**PRESENTATION BY BRANDY HOLBROOK WITH THE DIVISION OF CHILD
AND FAMILY SERVICES**

Minutes of Wells City Council
Meeting of May 9, 2023

Brandy Holbrook, Social Service Manager, with the Division of Child and Family Services was at the meeting. Holbrook is out of rural region one which encompasses Elko County, White Pine County, Lander County and Eureka County, based out of Elko. Holbrook has been doing child welfare in Elko County and the State of Nevada for twenty years and has done a lot of work in Wells. April is child abuse and neglect awareness month and May is foster parent appreciation month.

Holbrook is here to talk about foster care and foster homes. Currently, when a child needs to be removed from their home in Wells because of child abuse or neglect with no relatives or someone they know that is close to the family, where do they go? There are no homes in Wells. There is currently one child in foster care that was displaced from their community because there is nowhere to go. There are few homes statewide. The ones in Elko and Spring Creek are full. Currently, rural children that must be displaced from their home are going to motel rooms. For the last ten weeks, DCFS staff have been volunteering to stay with the child. Due to the pandemic, volunteerism has declined. Holbrook has been going to community leaders in all four counties to talk about this problem. All counties need to come together to try to find a solution. There needs to be emergency shelter care, a central location, where children can go. Another thing needed is transitional living for 16- to 18-year-olds. Holbrook left some flyers on foster care and how to fill out an application online. Holbrook welcomed any phone calls from anyone with questions.

DISCUSSION AND REVIEW OF FISCAL YEAR 2023-2024 FINAL BUDGET

Nance began that the general fund ending balance is budgeted to be \$3,126,000 at the end of June 2024 which covers 127% of our expenses. The state requires to cover at least 4%. In the recreation fund, the fund ending balance is projected to be \$246,000 which is 34% of our total expenses. Page 7 shows the general fund, rec fund, cemetery fund, capital improvement, redevelopment agency, administrative assessment, court facility, senior center and fire department fund, all are a positive fund ending balance. The state requires all these funds to have a positive fund-ending balance. The proprietary funds, water, sewer and sanitation, are projected to have a net income of \$14,000. The Pool insurance has gone up for this upcoming year and is not included in this budget but will be in the final budget that will need to be approved at the next meeting.

REVIEW, DISCUSSION AND SECOND READING OF ORDINANCE NO. 241, AN ORDINANCE ENTITLED, "CODE ENFORCEMENT," CREATING A NEW CHAPTER, CHAPTER 11 OF TITLE 1 OF THE WELLS CITY CODE

Pengelly began that at the last meeting, it was discussed adding building inspector and sheriff's department to the list of people who can write citations. Legal Counsel advised that the code states police chief which is the sheriff's department. The building inspector will be covered by the Fire Chief appointing the city manager or building official, so nothing has changed since the last meeting. Savedra made a motion to approve the ordinance entitled "Code Enforcement" creating a new chapter, chapter 11 of title 1 of the Wells City code. DelRio provided the second and motion passed with Goolsby

Minutes of Wells City Council
Meeting of May 9, 2023

abstaining. DelRio stated the code needs to be revisited because some of the wording needs to be changed. Pengelly added that warnings will be issued before citations to enforce code.

REVIEW, DISCUSSION AND POSSIBLE APPROVAL OF A LETTER OPPOSING SENATE BILL (SB) NO. 226, "AN ACT RELATING TO PUBLIC WORKS; PROVIDING A DECLARATION OF LEGISLATIVE INTENT REGARDING THE PAYMENT OF PREVAILING WAGES ON PUBLIC WORKS PROJECTS; DEEMING CERTAIN PROJECTS TO BE FINANCED IN WHOLE OR IN PART FROM PUBLIC MONEY FOR PURPOSES OF DETERMINING WHETHER A PROJECT IS A PUBLIC WORK; EXCLUDING CERTAIN PUBLIC WORKS PROJECTS FROM CERTAIN PROCEDURES FOR AWARDING CONTRACTS; REVISING CERTAIN DEFINITIONS RELATING TO PUBLIC WORKS; REQUIRING THE PAYMENT OF PREVAILING WAGES TO WORKERS WHO PERFORM CUSTOM FABRICATION ON A PUBLIC WORK OR FOR CERTAIN PERFORMANCE CONTRACTS OF LOCAL GOVERNMENTS OR STATE AGENCIES; AND PROVIDING OTHER MATTERS RELATED THERETO," AND MATTERS RELATED THERETO

Pengelly began that SB 226 needs to be opposed. The County Commissioners have sent a letter in opposition as has the City of Elko. This bill could force non-profit organizations to have to pay prevailing wage on any projects if tied to a public entity. In the bigger cities, this bill is being promoted as economic and job building. This will kill rural Nevada. Pollock added this bill portrays supporting union jobs and union work. Pollock has been a member of a union since the age of 18 and is very much in favor of unionization and union work. Pollock has read SB 226. Intertwined in that bill are caveats that would kill small towns and is opposed to this bill. Pollock does not feel this bill is truly about fair wages, does not feel that is the intent and is in favor of sending this letter in opposition of the bill. Savedra also read the bill and believes in unions but knows this bill will not work in the rural areas. The opinion statistics for this bill show that 75% of the people in Nevada are in opposition of this bill passing. Savedra made a motion to approve the letter opposing Bill SB 226. Goolsby provided the second and motion passed unanimously.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Goolsby made a motion to approve the check register dated April 1, 2023 through April 30, 2023 in the amount of \$31,955.48. Savedra provided the second and motion passed unanimously. Goolsby made a motion to approve Warrant Register dated April 27, 2023 through May 9, 2023 in the amount of \$314,176.92. Savedra provided the second and motion passed unanimously.

COUNCILMEN'S REPORTS

Minutes of Wells City Council
Meeting of May 9, 2023

Savedra was asked to be on the capital improvement committee for the Elko County School District. The committee is not all together yet. Savedra attended the budget forum meeting. Savedra visited C.J. Anderson during the meeting to see when the committee will be complete. Anderson wanted a representative from each city, the county commissioners and the school system and is still waiting on three people to come forward. Savedra added this is a committee that is going to relate to the oversight of capital expenditures for the acquisition, construction, repair and revitalization of our schools and facilities. Savedra would like to meet with local school authorities to find out exactly what the Wells schools need. Savedra stated the federal government is only responsible for approximately 7.9% of funding for the education of K-12. This is not right. DelRio stated an investigation needs to be done in the way the State of Nevada puts their funding into it as well. In Las Vegas right now, our education dollars are building these gorgeous football stadiums for these schools instead of buying curriculum for the schools. Savedra added that Wells is always on the bottom. These big, beautiful schools are built all over Elko County and Wells can't even get earthquake damage repaired.

Goolsby mentioned that baseball is in full swing and encouraged everyone to go out and support the kids.

Pollock went and had breakfast at the Senior Center last Friday morning. You pay \$6 and have a nice breakfast and meet some of the seniors in our community. Pollock is going to try to go more often as it was very refreshing.

STAFF REPORTS

Pengelly stated that notice was received on May 4th that the Alamo casino is being sold. The new owners requested a temporary gaming and liquor license be issued by May 15th or the Alamo would have to shut their doors. City of Wells code does not allow the city to issue a gaming license without state approval after a background check is done. The State Gaming Board will be having a special meeting on May 11th to try to get approval for the gaming license. Elko County Commissioners will have a special meeting on Friday the 12th to approve that gaming license if the state approves it. Monday, May 15th, the Wells City Council will have a special meeting to approve the gaming license so it can be issued by the state and city, to avoid a shut down. The County Commissioners are the only ones that can approve a duration permit. This is something that needs to be done for the citizens. The new owner does have gaming licenses at other casinos in the state so has gone through this process in other cities. Pengelly asked what council members could attend the meeting on Monday. DelRio, Savedra and Pollock all said they would be able to attend. Goolsby will be out of town but can call in. Nance, as the City Clerk, can issue a 30-day liquor license with the City Manager's approval. This is also happening in Clark, Washoe and Pershing Counties where the other three Alamo Casinos are located.

Intermountain Health Care will be at the next meeting to go over what can be offered to the City of Wells for health care. Nevada Health Centers will be scheduled for a future meeting to review their offer.

The city has put in a request to the Next Dollar Foundation grant through Wells Rural Electric to purchase tables and chairs for the new senior center.

A fiber optic company is interested in a five-acre parcel in the Heavy Industrial Park. An offer has already been received and will be on the next agenda to discuss. Pengelly mentioned that fiber optic is being put in from Wells Propane to the high school on Lake. This company wants to run it to the airport and the industrial park as well as branch out into the community. Pengelly has not seen any plans so does not know what the goal is.

Pengelly announced that the high school rodeo is this weekend.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

ADJOURNMENT

The meeting adjourned at 7:44 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk

**MINUTES OF WELLS CITY COUNCIL
SPECIAL MEETING OF MAY 15, 2023**

CALL TO ORDER

Date: Monday, May 15, 2023
Time: 8:00 A.M.
Place: Council Chambers, Wells City Hall
525 Sixth Street Wells, Nevada
Type of Meeting: Special 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.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

DISCUSSION AND CONSIDERATION TO APPROVE A LIMITED DURATION GAMING LICENSE FOR ROBERT PARKER, INC. DBA TA OPERATING NEVADA LLC LOCATED AT THE ALAMO CASINO AT WELLS PETRO. THE CITY OF WELLS CODE DOES NOT ADDRESS TEMPORARY LICENSES TO OPERATE GAMBLING GAMES OR GAMBLING DEVICES WHEN A BUSINESS IS ACQUIRED AND APPROVAL OF THIS TEMPORARY LICENSE WILL SAVE JOBS AND TAX REVENUE IN WELLS. TA OPERATING NEVADA LLC IS LICENSED AND REGISTERED AND FOUND SUITABLE BY THE NEVADA GAMING COMMISSION

Pengelly began that this was approved by the Nevada Gaming Control Board on Thursday as well as the Nevada Gaming Commission and the Elko County Commissioners. The Elko County Commissioners did a limited duration gaming license without an ending date due to the fact the Sheriff's Department could not guarantee when the background check would be completed. Once the background check has been completed, this item will be on the agenda to approve. Pollock is supporting approval so no employees are affected at their place of employment and recognizes this is a valuable place of employment.

Robert Cashell Jr. stated he appreciated the council meeting to approve this. Cashell continued that this merger was started in February and the intention was to close all five Alamo Casinos in the State of Nevada of which Cashell was the original founder. Cashell was contacted on March 24, 2023 to see if he could get approved for the gaming side to keep them open. Cashell stated that a lot of the employees have been with Cashell for twenty years and were hired by him. Cashell continued that he has been a licensee in the State of Nevada for almost sixty years and never been brought before any gaming regulatory for any form of disciplinary action. Cashell owned the casino in Wells from 2010 to 2015. Savedra made a motion to approve a limited duration gaming license for Robert Parker, Inc. dba TA Operating Nevada, LLC located at the Alamo Casino at Wells Petro. Micheli provided the second and motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

ADJOURNMENT

The meeting adjourned at 8:09 a.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk



Agenda Item #6
Date of Meeting 5-23-23

Date: 05/16/2023

PUBLIC AGENDA REQUEST FORM

DATE TO SPEAK: 05/23/2023

NAME: Eric Gonzalez

ADDRESS: 1227 Shoshone Ave. Wells, NV 89835

PHONE NUMBER: (775)275-0376

E-MAIL ADDRESS: egonzalez@wrec.coop

Brief description of topic to be discussed:

We are running our 4th annual coed softball tournament at the city park on June 16th through June 18th. All of the proceeds from this event will be donated to two individuals from our community who are battling cancer to help cover medical and travel expenses. I am requesting an extension on the city curfew so we may run our tournament in two days rather than three. Friday evening will entail an alumni game and corn-hole tournament. We are purposing we start our tournament Saturday June 17th at 8:00am and playing the tournament in its entirety estimating the final game concluding at 2:00am Sunday June, 18th.

Signature Eric Gonzalez

Please return to: Samantha Nance, City Clerk
City of Wells
P.O. Box 366, 525 Sixth Street
Wells, NV 89835

Ph: (775) 752-3355

Fax: (775) 752-3419

E-mail address: finance@cityofwellsnv.com

TEL 775.752.3355 FAX 775.752.3419 wellscityhall@frontier.com

MAILING P.O. BOX 366 • WELLS, NEVADA 89835 PHYSICAL 525 6TH STREET • WELLS, NEVADA 89835

INSTRUCTION FOR PUBLIC AGENDA REQUEST FORMS

The City Council meets on the second and fourth Tuesday of the months at 7:00 p.m. in the City Chambers, which is located at 525 Sixth Street.

All meetings are opened to the public.

Members of the public desiring to be put on the City Agenda must submit a Public Agenda Request Form to City Hall by 12:p.m. on Monday. One week prior the City Council Meeting. If agenda is full you may not be put on the agenda date that you requested. The Mayor has final decision on all agenda items.

This can be done in person, regular mail, fax or email. The request forms are located in the City Clerk's office or on line at cityofwellsnv.com. If the request is received by mail, fax or email, the City Clerk or Deputy Clerk will confirm with the individual that the request was received and notify them of the date of the Council Meeting, in which they will be scheduled.

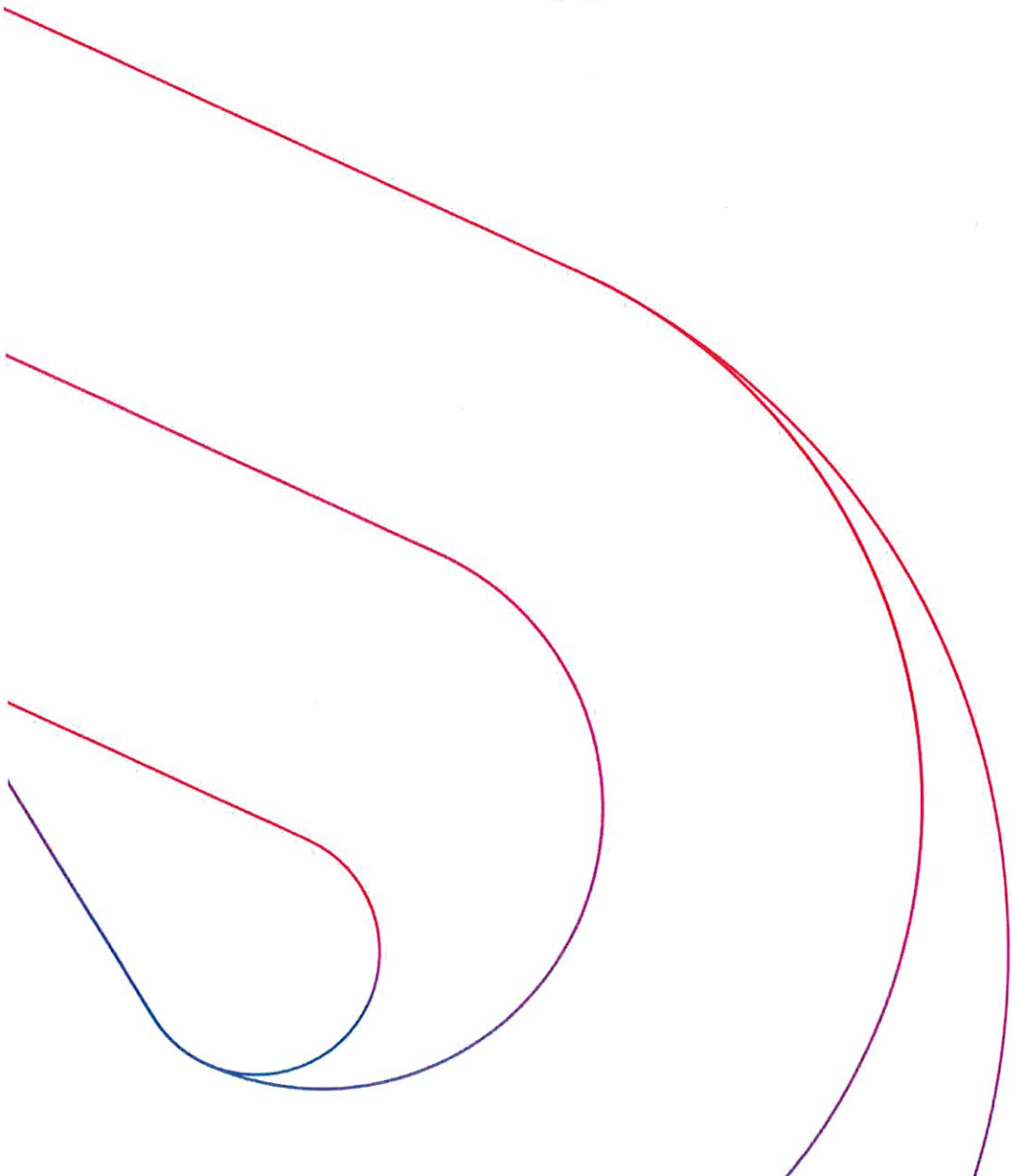
If you have any questions, please feel free to contact City Hall.



Wells, NV Clinic

Proposal by Intermountain Health to establish a community clinic in partnership with the city.

Agenda Item # 7
Date of Meeting 5-23-23



Our Combined Company by the Numbers



7 Primary States¹
(UT, NV, ID, CO, MT, KS, WY)



33 Hospitals
Including **1 Virtual**
Hospital



\$13.9 billion²
Total Revenue



1,030,000
SelectHealth
Members



60,000
Caregivers



385
Clinics



4,800
Licensed Beds



3,900 Employed
Physicians & APPs

¹ Intermountain also provides air medical transport services in other states through Classic Air Medical

² Revenue for the year ended December 31, 2021



Our Bold Ambition: Be the Model System

Keep people healthier for less while
delivering the best and most caring experience

Our Fundamentals

Safety

Quality

Experience

Equity

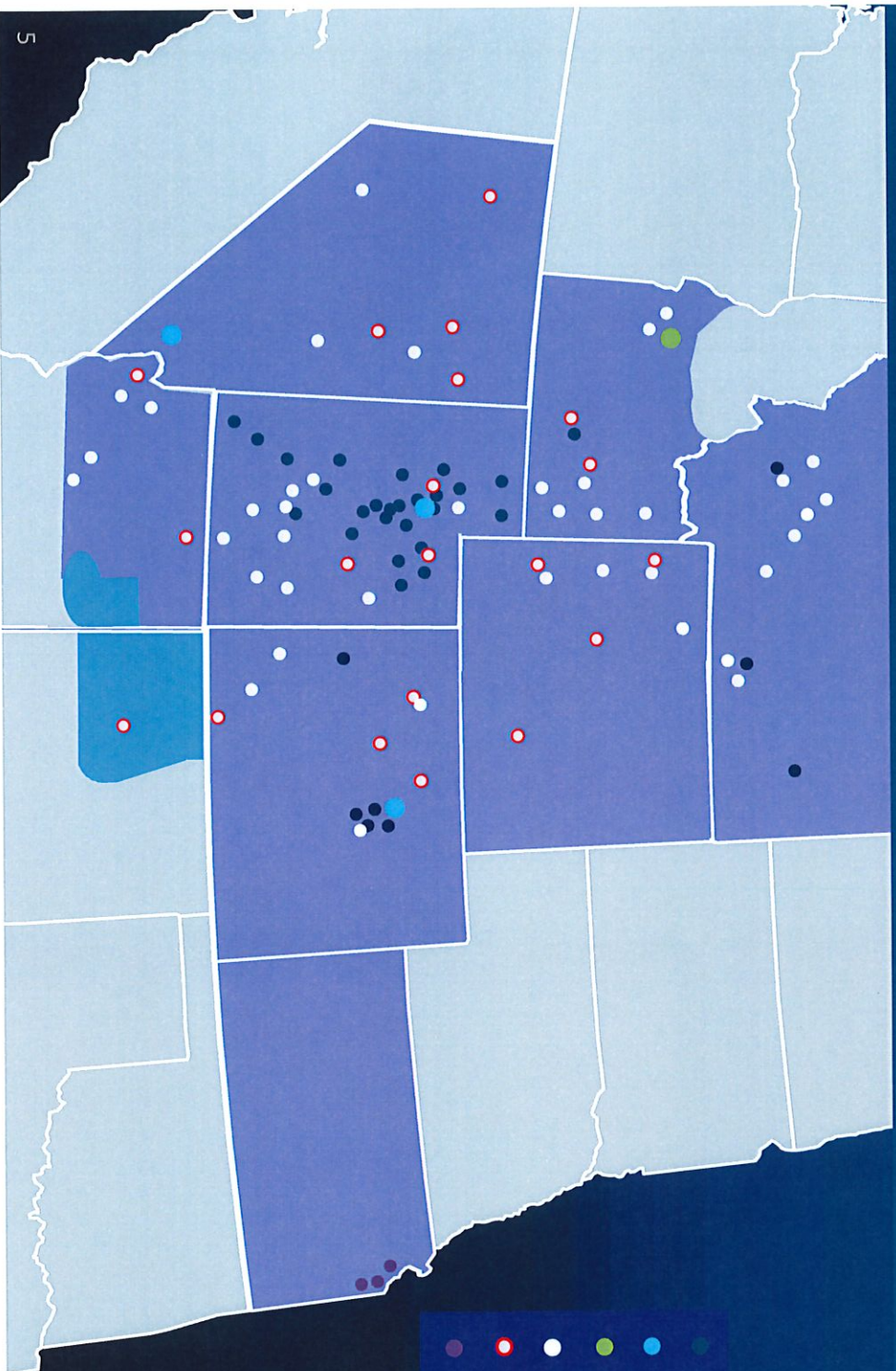
Access

Stewardship

Engaged Caregivers

Growth

Intermountain Health Current Footprint



- Hospitals
- Region HQ
- Saltzer Health
- Affiliate / Outreach Partnerships
- Classic Air Medical Bases
- Legacy SCL Health partner clinics

Since the community clinic closed in Wells, NV residents must travel 100 miles round trip to Elko to receive any health care services.

City leaders requested Intermountain set up a clinic and are offering to help make it financially viable.

Wells, Nevada

Population: 1,243

About:

Mining town located on i-80 in northern Nevada, 50 miles east of Elko.

Healthcare:

Currently served by MedEx, the Elko based ambulance service that is part of Intermountain owned Classic Air. No other medical services, but the city owns a clinic building that boasts several exam rooms, procedure room, front desk and waiting area.



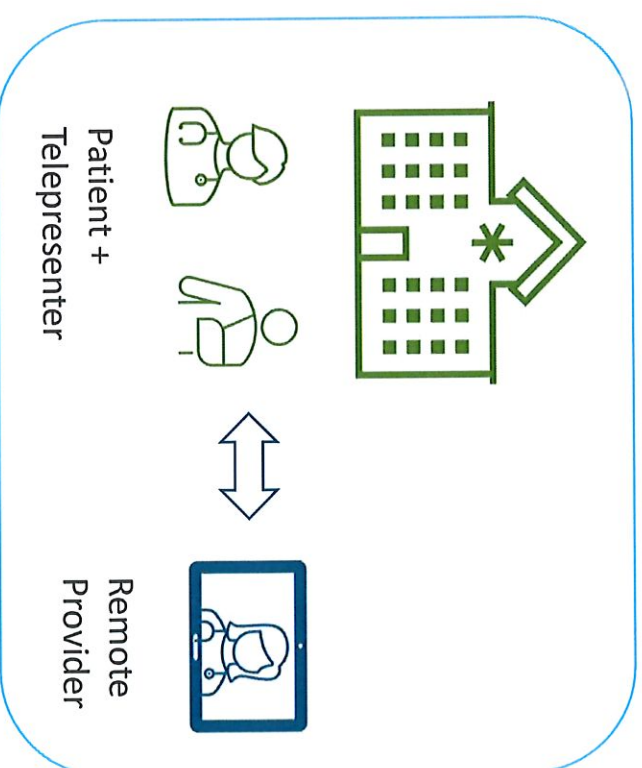
Proposal Objective

Set up physical clinic in Wells to...

- Help patients avoid traveling to Elko for care unless necessary.
- Provide in town option for care, lab testing and simple procedures.
- Create sustainable financial plan to keep clinic operating.

Proposal

- Establish in Wells, NV a clinic department operated by Telehealth and staffed with a Classic Air Advanced EMT in a Community Paramedicine model.
- The clinic would operate 2 days a week staffed with a MedEx advanced EMT, who would act as telepresenter under the clinical direction of virtual providers (MD, DO or NPs), and Maurine Cobabe, Medical Director. Other support as needed would be provided by a virtual assistants.
- In person care would be arranged as a portion of open hours at least monthly to provide physicals and perform procedures in clinic.
- When in clinic care is not necessary, patient will be recommended to receive care via telehealth (Many urgent care and behavioral health related needs)



In Clinic Services

Procedures
Physical Exams
Immunizations
Lab Sample collection
Vitals Collection
Basic Rx

Remote Services

24/7 Urgent Care
12/6 Primary Care
12/7 Behavioral Health
Specialty e-Consults &
Video Visits

Clinic Services

- Primary adult and pediatric care including preventative care, wellness checks, well child checks*, physicals, chronic care management, basic procedures*, referrals immunizations and testing.
- Specialty Care via telehealth including behavioral health*, dietician services and e-consults with available specialties
- 24/7 online urgent care for cold/flu, UTL, minor skin conditions, allergies, etc with in clinic testing for conditions including strep, UTL, COVID.

*- Services require the provider to be in person. For Behavioral health care, pending DEA final ruling an in person visit or referral will be required prior to treatment with controlled medications.

Connect Care Program Summary

	CC Urgent Care - Video	E-Visits	CC Behavioral Health	Virtual Primary Care
Services	Low acuity urgent care including allergies, cold/flu symptoms, eye infections, joint pain/strains, lower back pain, minor skin conditions painful urination and sore throat. <ul style="list-style-type: none"> School based Telehealth Physical Therapy 	Qualifying low-acuity conditions including allergies, cold/flu symptoms, eye infections, lower back pain, painful urination and sore throat.	Mild-to-moderate behavioral health conditions treated with therapy and medications.	Primary care including preventative health, chronic condition management and referrals to specialty care. <ul style="list-style-type: none"> Nutrition Lactation (Fall 2023)
Access	On-demand via MyHealth+ and Connect Care App	On-demand via MyHealth+ Symptom Checker	Scheduled via MyHealth+ or phone	Scheduled via MyHealth+ or phone
Ages	6 months+	Ages 18+	Ages 18+	Ages 18+
Hours	Always Available, 24/7/365	Always Available, 24/7/365	7 days a week, 7a-7p MDT	Weekday 7a-7p MDT + Sat mornings
States Available	All 50 states (territories not covered).	Utah / Idaho / Nevada	Utah / Idaho / Nevada	Utah / Idaho / Nevada
Patient Cost	\$0 - \$69	\$0 - \$35	Contracted Professional Services Rate	Contracted Professional Services Rate
CPT Codes Used	99213 w/ GT modifier	99421, 99422	99201-99205, 99212-99215, 90791-90792, 90832-90838, 90853 with GT modifier	Standard E&M and Preventative Care codes with GT modifier

Lab Services

- Blood draws and other body fluid collection will be performed by the EMT.
- Samples would be prepped and stabilized for transport via UPS.
- Lab will provide shipping boxes and ice packs.
- Results available within 24 hrs of receipt in lab



UPS details

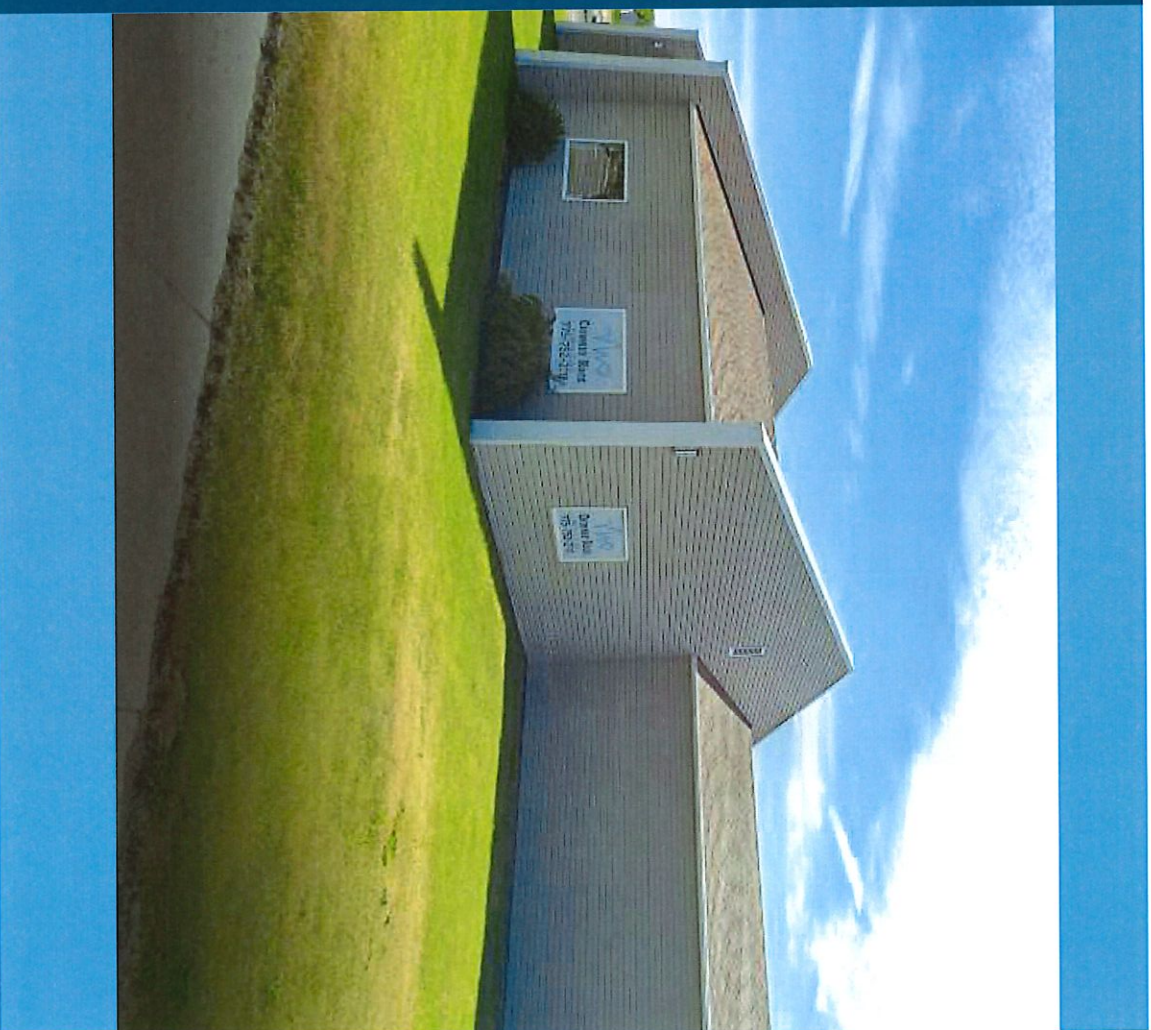
- Central Labs UPS account will be used for creating shipments.
 - Scheduled pick-up at clinic in Wells at 3:30 pm daily.
 - Overnight delivery to Central Lab
 - Next Day Early Delivery- 8:00 am
 - Next Day Standard Delivery- 10:30 am
 - Next Day Saver Delivery- 1-2 pm
- *Delivery type would be dependent on stability of testing requested. Shipping costs increase with earlier delivery.

Clinic Site

City of Wells would provide finishing work in coordination with Intermountain facilities to Intermountain specifications

Intermountain would pay for cabling and equipment to meet Intermountain datacom requirements for Ciemon CI. This should be done prior to drywall finishing in the space

City will furnish clinic including, sink/bathroom fixtures, front desk, exam equipment including tables, lab centrifuge



Financial Proposal

- City of Wells leases to Intermountain the space and covers utilities (water, power, gas, sewer) at \$0
- Intermountain fully owns and operates a clinic at the site at least two days a week
- Intermountain will install signage at the site consistent with company requirements
- Telehealth payment policy is in flux. Currently some payers have reverted to a pre-pandemic policy to reimburse telehealth at a lower facility rate.
- For visits requiring a clinic visit, payers who reimburse at the facility rate, Intermountain will charge a facility fee, cost would be covered by patient if not covered by insurance at \$24 per visit.

Next Steps in our partnership

- City Council Funding Approval
- Coordination with Insurance on clinic finishing paint and flooring to meet brand standards and timing for wiring.
- Intermountain contracting with Wells area payers
- Program build out, recruitment, enrollment, equipment set up.

Questions and Discussion



Agenda Item # 8
Date of Meeting 5-23-23

Nevada Department of Taxation
1550 College Parkway, Suite 115
Carson City, NV 89706-7937

City of Wells herewith submits the (FINAL) budget for the
fiscal year ending June 30, 2024

This budget contains 1 funds, including Debt Service, requiring property tax revenues totaling \$ 425,114

The property tax rates computed herein are based on preliminary data. If the final state computed revenue limitation permits, the tax rate will be increased by an amount not to exceed 1%. If the final computation requires, the tax rate will be lowered.

This budget contains 10 governmental fund types with estimated expenditures of \$ 3,728,860 and
3 proprietary funds with estimated expenses of \$ 1,255,441

Copies of this budget have been filed for public record and inspection in the offices enumerated in NRS 354.596 (Local Government Budget and Finance Act).

CERTIFICATION

APPROVED BY THE GOVERNING BOARD
Only necessary for FINAL Budget
(Signature by DocuSign is acceptable)

I Jason Pengelly
(Print Name)
City Manager
(Title)

certify that all applicable funds and financial
operations of this Local Government are
listed herein

Signed: _____

Dated: _____

Phone: 775-752-3355

SCHEDULED PUBLIC HEARING:
(Must be held from May 15, 2023 to May 31, 2023)

Date and Time: 5/23/23 7:00 PM

Publication Date: 5/12/2023

Place: Wells City Council Chambers
525 Sixth Street Wells, Nevada 89835



Nevada Department of Taxation
1550 College Parkway, Suite 115
Carson City, NV 89706-7937

City of Wells _____ herewith submits the (FINAL) budget for the
fiscal year ending June 30, 2024

This budget contains 1 funds, including Debt Service, requiring property tax revenues totaling \$ 425,114

The property tax rates computed herein are based on preliminary data. If the final state computed revenue limitation permits, the tax rate will be increased by an amount not to exceed 1%. If the final computation requires, the tax rate will be lowered.

This budget contains 10 governmental fund types with estimated expenditures of \$ 3,728,860 and
3 proprietary funds with estimated expenses of \$ 1,255,441

Copies of this budget have been filed for public record and inspection in the offices enumerated in NRS 354.596 (Local Government Budget and Finance Act).

CERTIFICATION

I Jason Pengelly
(Print Name)
City Manager
(Title)

certify that all applicable funds and financial operations of this Local Government are listed herein

Signed: _____

Dated: _____

Phone: 775-752-3355

APPROVED BY THE GOVERNING BOARD
Only necessary for FINAL Budget
(Signature by DocuSign is acceptable)

SCHEDULED PUBLIC HEARING:
(Must be held from May 15, 2023 to May 31, 2023)

Date and Time: 5/23/23 7:00 PM

Publication Date: 5/12/2023

Place: Wells City Council Chambers
525 Sixth Street Wells, Nevada 89835



May 23, 2023

Budget Message

GENERAL FUND

The Ending Fund Balance for the General Fund for the year ending June 30, 2024, is budgeted to be \$3,123,057 which is 127% of the 2023 total General Fund Expenditures.

RECREATION FUND

The Ending Fund Balance for the Recreation Fund for the year ending June 30, 2024, is budgeted to be \$237,606 which is 33% of the 2023 total Recreation Fund Expenditures.

These Ending Fund Balances are necessary to carry on normal operations at the City, and is required from the standpoint of sound financial management.

The Capital Improvement Fund, Court Facility Administrative Assessment Fund, and The Redevelopment Fund are Capital Project Funds; therefore, the ending fund balance may be budgeted.

The Administrative Assessment Fund Ending Balance can be used for certain Municipal Court Capital Expenditures and may be budgeted.

Respectfully,

Jason Pengelly
Wells City Manager

TEL 775.752.3355 FAX 775.752.3419 wellscityhall@frontier.com

MAILING P.O. BOX 366 • WELLS, NEVADA 89835 PHYSICAL 525 6TH STREET • WELLS, NEVADA 89835

BUDGET SUMMARY FOR the CITY OF WELLS

Schedule S-1

	ACTUAL PRIOR YEAR 6/30/22 (1)	EST. CURRENT YEAR 6/30/23 (2)	BUDGET YEAR 6/30/2024 (3)	BUDGET YEAR 6/30/2024 (4)	(MEMO ONLY) COLS. 3+4 (5)
OTHER FINANCING SOURCES (USES):					
Proceeds of Long-term Debt	0	0	0	XXXXXXXXXX	XXXXXXXXXX
Sales of General Fixed Assets	0	0	0	XXXXXXXXXX	XXXXXXXXXX
Operating Transfers (in)	75,000	280,000	195,000	0	XXXXXXXXXXXX
Operating Transfers (out)	75,000	280,000	195,000	0	XXXXXXXXXXXX
TOTAL OTHER FINANCING SOURCES (USES)	0	0	0	XXXXXXXXXX	XXXXXXXXXX
Excess of Revenues and Other Sources Over (under)	901,850	(290,421)	(407,062)	XXXXXXXXXX	XXXXXXXXXX
FUND BALANCE JULY 1, BEGINNING OF YEAR:					
Reserved	0	0	0	XXXXXXXXXX	XXXXXXXXXX
Unreserved	3,457,126	4,325,401	4,234,980	XXXXXXXXXX	XXXXXXXXXX
TOTAL BEGINNING FUND BALANCE	3,457,126	4,325,401	4,234,980	XXXXXXXXXX	XXXXXXXXXX
Prior Period Adjustment	0	0	0	XXXXXXXXXX	XXXXXXXXXX
Residual Equity Transfers	0	0	0	XXXXXXXXXX	XXXXXXXXXX
FUND BALANCE JUNE 30, END OF YEAR					
Reserved	0	0	0	XXXXXXXXXX	XXXXXXXXXX
Unreserved	4,325,401	4,234,980	3,827,918	XXXXXXXXXX	XXXXXXXXXX
TOTAL ENDING FUND BALANCE	4,358,976	4,034,980	3,827,918	XXXXXXXXXX	XXXXXXXXXX

PROPERTY TAX RATE AND REVENUE RECONCILIATION

	(1)	(2)	(3)	(4)	(5)	(6)	(7)
	ALLOWED TAX RATE	ASSESSED VALUATION	ALLOWED AD VALOREM REVENUE [(1) X (2)/100]	TAX RATE LEVIED	TOTAL AD VALOREM REVENUE WITH NO CAP [(2, line A)X(4)/100]	AD VALOREM TAX ABATEMENT [(5) - (7)]	AD VALOREM REVENUE WITH CAP
OPERATING RATE:							
A. PROPERTY TAX Subject to Revenue Limitations	5.9613	34,065,102	2,030,723	1.3514	460,356	35,241	425,114
B. PROPERTY TAX Outside Revenue Limitations: Net Proceeds of Mines					XXXXXXXXXXXXXXXXXXXX		
VOTER APPROVED:							
C. Voter Approved Overrides							
LEGISLATIVE OVERRIDES							
D. Accident Indigent (NRS 428.185)							
E. Indigent (NRS 428.285)							
F. Capital Acquisition (NRS 354.59815)							
G. Youth Services Levy (NRS 62B.150, 62B.160)							
H. Legislative Overrides							
I. SCRT Loss (NRS 354.59813)							
J. Other:							
K. Other:							
L. SUBTOTAL LEGISLATIVE OVERRIDES							
M. SUBTOTAL A, C, L							
N. Debt							
O. TOTAL M AND N	5.9613	34065102	2030722.93	1.3514	460355.79	35241.36	425114.43

CITY OF WELLS
 (Local Government)
 SCHEDULE S-3 - PROPERTY TAX RATE
 AND REVENUE RECONCILIATION

The Allowed Revenue required for column 3 can be obtained from the March 15 Final Revenue Projections or manually calculated. If an entity chooses to budget for an amount in column 5 which is lower or higher than the amount produced by the formula, please attach an explanation.

SCHEDULE A-1 ESTIMATED EXPENDITURES AND OTHER FINANCING USES

Budget Summary for the CITY OF WELL

Budget for Fiscal Year Ending June 30, 2024

FUND NAME	SALARIES & WAGES (1)	EMPLOYEE BENEFITS (2)	SERVICES SUPPLIES OTHER CHARGES (3)	CAPITAL OUTLAY (4)	CONTINGENC OPERATING			TOTAL (8)
					OP TRANS (5)	Out (6)	BALANCES (7)	
General	359,624	153,827	1,120,764	568,500	60,000	195,000	3,123,057	5,580,772
Recreation Fund	182,054	72,363	365,996	100,000			237,606	958,019
Cemetery Perpetual Care Fund			0			0	14,603	14,603
Capital Improvement			0	320,000			51,828	371,828
Redevelopment Agency Fund				85,000			89,162	174,162
Administrative Assessment			9,500	9,000			7,511	26,011
Court Facility Adm Assess Fund			0	0			14,128	39,128
Senior Citizens Fund	103,091	60,574	57,450	9,000			215,572	445,687
Fire Department Fund	1,200	8,817	57,100	60,000			74,451	201,568
TOTAL GOVERNMENTAL FUND TYPES AND EXPENDABLE TRUST FUNDS	645,969	295,581	1,610,810	1,176,500	60,000	195,000	3,827,918	7,811,778

REVENUES	(1)	(2)	(3) BUDGET YEAF ENDING 6/30/2024	
	ACTUAL PRIOR YEAR ENDING 6/30/2022	ESTIMATED CURRENT YEAR ENDING 6/30/2023	TENATIVE APPROVED	FINAL APPROVED
TAXES				
Ad Valorem	319,785	407,997	425,114	425,114
SUBTOTAL - GENERAL FUND TAXES	319,785	407,997	425,114	425,114
LICENSES AND PERMITS				
Business Licenses & Permits	18,746	25,000	25,000	25,000
Liquor Licenses	5,015	5,500	5,500	5,500
City Gaming Licenses	6,690	8,300	8,300	8,300
Franchise Fees	50	0	0	0
TV Cable				0
Nonbusiness Licenses & Permits				0
Animal Licenses	1,155	2,300	2,300	2,300
Other Licenses	0	0	0	0
Building & Sign Permits	14,678	40,000	40,000	40,000
Mobil Home Permits	0	0	0	0
Other Licenses	400			
SUBTOTAL - LICENSES AND PERMITS	46,734	81,100	81,100	81,100
INTERGOVERNMENTAL REVENUES				
Federal Grants	1,306,700	0	0	0
County Grants	0	0	0	0
State Grants		0		0
State Shared Revenues				
Motor Vehicle Fuel	26,785	30,459	30,580	30,580
Consolidated Tax Distribution	1,512,096	1,586,284	1,657,139	1,657,139
				0
Other Local Gov. Shared Revenues				
Other - County Aviation Tax	2,225	2,000	2,000	2,000
County Gaming Licenses	16,395	22,000	22,000	22,000
County Regional Transportation	81,790	40,000	40,000	40,000
Real Property Transfer Tax	0	0	0	0
County Optional Gas Tx	6,754	7,896	7,590	7,590
County Road Tax	0	0	0	0
Infrastructure Tax		0	0	0
SUBTOTAL - INTERGOVERNMENTAL REVEN	2,952,745	1,688,639	1,759,309	1,759,309

CITY OF WELLS
SCHEDULE B - GENERAL FUND

REVENUES	(1)	(2)	(3) (4)	
	ACTUAL PRIOR YEAR ENDING 6/30/2022	ESTIMATED CURRENT YEAR ENDING 6/30/2023	TENATIVE APPROVED	BUDGET YEAF ENDING 6/30/2024 FINAL APPROVED
MISCELLANEOUS REVENUES				
Interest Earnings	4,228	14,000	14,000	14,000
Rents & Royalties	20,803	32,000	32,000	32,000
Contributions-Private Sources	0	0	0	0
Public Defender reimbursements	0		0	0
Land Sales		0		
County Interlocal Agreement		0		
Other Income	28,823	5,000	5,000	5,000
USDA Revolving Loan Grant	0	8,002	8,002	8,002
USDA Revolving Loan Interest Income	0	100	100	100
SUBTOTAL - MISCELLANEOUS REVENUE	53,854	59,102	59,102	59,102
SUBTOTAL REVENUE ALL SOURCES	3,521,900	2,377,188	2,464,975	2,464,975
OTHER FINANCING SOURCES				
Operating Transfers IN (Schedule T)	0	0	0	0
Proceeds of Long-term Debt	0	0	0	0
Proceeds from Capital Lease	0	0	0	0
SUBTOTAL OTHER FINANCING SOURCES	0	0	0	0
BEGINNING FUND BALANCE:				
Reserved	0	0	0	0
Unreserved	2,393,201	3,011,863	3,115,797	3,115,797
TOTAL BEGINNING FUND BALANCE	2,393,201	3,011,863	3,115,797	3,115,797
Prior Period Adjustments				
Residual Equity Transfers				
TOTAL AVAILABLE RESOURCES	5,915,101	5,389,051	5,580,772	5,580,772

CITY OF WELLS
SCHEDULE B - GENERAL FUND

EXPENDITURES BY FUNCTION AND ACTIVITY	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) (4) BUDGET YEAF ENDING 6/30/2024	
			TENATIVE APPROVED	FINAL APPROVED
PUBLIC WORKS				
STREET DEPARTMENT				
Salaries and Wages	175,122	167,500	163,518	164,702
Employee Benefits	76,678	78,550	82,224	78,931
Services and Supplies	128,040	167,790	167,804	260,390
Capital Outlay	404,614	393,500	393,500	373,500
SUBTOTAL - PUBLIC WORKS STREETS	784,454	807,340	807,046	877,523
Debt Service				
Principal	0	29,071	30,187	30,187
Interest	0	6,415	5,299	5,299
SUBTOTAL - DEBT SERVICE	0	35,486	35,486	35,486
AIRPORT DEPARTMENT				
Salaries and Wages	13,969	14,062	15,500	15,500
Employee Benefits	2,203	7,304	8,225	8,225
Services and Supplies	139,779	101,201	101,200	101,800
Capital Outlay	33,519	0	50,000	50,000
SUBTOTAL - AIRPORT	189,470	122,567	174,925	175,525
Debt Service				
Principal	0	0	0	0
Interest	0	0	0	0
SUBTOTAL - DEBT SERVICE	0	0	0	0
FUNCTION SUBTOTAL	973,924	965,393	1,017,457	1,088,534

CITY OF WELLS
SCHEDULE B - GENERAL FUND

EXPENDITURES BY FUNCTION AND ACTIVITY	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) (4) BUDGET YEAF ENDING 6/30/2024	
			TENATIVE APPROVED	FINAL APPROVED
USDA REVOLVING LOAN GRANT				
Salaries and Wages		0	0	0
Employee Benefits		0	0	0
Services and Supplies		8,150	8,150	8,150
Capital Outlay		0		
SUBTOTAL - USDA Revolving Loan Grant	0	8,150	8,150	8,150
DEBT SERVICE				
Principal	0	0	0	0
Interest	0	0	0	0
SUBTOTAL - DEBT SERVICE	0	0	0	0
FUNCTION SUBTOTAL	0	8,150	8,150	8,150

CITY OF WELLS
SCHEDULE B - GENERAL FUND

PAGE FUNCTION SUMMARY	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAF ENDING 6/30/2024	
			TENATIVE APPROVED	FINAL APPROVED
General Government	237,691	212,850	243,000	240,926
Judicial	33,801	39,277	40,840	40,738
Public Safety	486,342	527,296	569,300	565,329
Highways & Streets	973,924	965,393	1,017,457	1,088,534
Health & Welfare	7,837	17,600	17,600	18,450
USDA Revolving Loan	0	8,150	8,150	8,150
Community Support	1,088,643	162,688	239,688	240,588
TOTAL EXPENDITURES - ALL FUNCTIONS	2,828,238	1,933,254	2,136,035	2,202,715
OTHER USES:				
CONTINGENCY (Not to exceed 3% of Total Expenditures all Functions)	0	60,000	60,000	60,000
Operating Transfers Out (Schedule T)	75,000	280,000	195,000	195,000
Proceeds from long term Debt	0			
Operating Transfers In (Schedule T)	0			
Contribution in Aide to Construction		0		
TOTAL EXPENDITURES AND OTHER USES	2,903,238	2,273,254	2,391,035	2,457,715
ENDING FUND BALANCE:				
Reserved				
Unreserved	3,011,863	3,115,797	3,189,737	3,123,057
TOTAL ENDING FUND BALANCE	3,011,863	3,115,797	3,189,737	3,123,057
TOTAL GENERAL FUND COMMITMENTS AND FUND BALANCE	5,915,101	5,389,051	5,580,772	5,580,772

CITY OF WELLS
SCHEDULE B SUMMARY -- EXPENDITURES, OTHER USES AND FUND BALANCE

EXPENDITURES	(1)	(2)	(3) (4) BUDGET YEAF ENDING 6/30/2024	
	ACTUAL PRIOR YEAR ENDING 6/30/2022	ESTIMATED CURRENT YEAR ENDING 6/30/2023	TENATIVE APPROVED	FINAL APPROVED
Culture and Recreation				
Golf Course				
Salaries and Wages	43,524	51,886	38,200	37,216
Employee Benefits	14,807	21,852	8,250	6,646
Services & Supplies	208,860	176,773	185,836	193,126
Capital Outlay	5,088	5,000	5,000	10,000
		0		0
SUBTOTAL - GOLF COURSE	272,279	255,511	237,286	246,988
Swimming Pool				
Salaries & Wages	104,455	54,547	61,000	61,000
Employee Benefits	37,742	24,597	27,215	27,591
Services and Supplies	186,590	70,850	110,850	111,050
Capital Outlay	10,311	35,000	30,000	30,000
Rodeo Grounds-Services and Supplies		4,800	4,800	4,800
Chariot Tracks-Services and Supplies		420	420	420
Trap Range-Services and Supplies		1,900	1,900	1,900
SUBTOTAL - SWIMMING POOL	339,098	192,114	236,185	236,761
Park Department				
Salaries and Wages	0	59,663	82,240	83,838
Employee Benefits	0	28,864	39,152	38,126
Services and Supplies	0	51,600	51,600	54,700
Capital Outlay	0	100,000	60,000	60,000
SUBTOTAL - PARK DEPARTMENT	0	240,127	232,992	236,664
Debt Service				
Principal	8,784	0	0	0
Interest	404	0	0	0
SUBTOTAL - DEBT SERVICE	9,188	0	0	0
OTHER USES				
Contingency (not to exceed 3% of Total Expenditures)	0	0		
Operating Transfers OUT (Schedule T)	0	0		
Proceeds from Long Term Debt	0			
Prior Period Adjustment	0			
ENDING FUND BALANCE				
Reserved	0	0	0	0
Unreserved	362,471	298,869	251,556	237,606
TOTAL ENDING FUND BALANCE	362,471	298,869	251,556	237,606
TOTAL FUND COMMITMENTS AND FUND BALANCE	983,035	986,621	958,019	958,019

CITY OF WELLS

EXPENDITURES	(1)	(2)	(3) (4) BUDGET YEAF ENDING 6/30/2024	
	ACTUAL PRIOR YEAR ENDING 6/30/2022	ESTIMATED CURRENT YEAR ENDING 6/30/2023	TENATIVE APPROVED	FINAL APPROVED
Capital Outlay-General	109,659	200,000	320,000	320,000
Service and Supplies	1,000	0	0	0
Capital Outlay-culture and recreation	0			
Capital Outlay-Public Works	0			
Service and Supplies	0			
SUBTOTAL	110,659	200,000	320,000	320,000
Debt Service	0	0	0	0
Interest	0	0	0	0
SUBTOTAL	0	0	0	0
OTHER USES				
Contingency (not to exceed 3% of Total Expenditures)				
Operating Transfers OUT (Schedule T)	0	0	0	0
ENDING FUND BALANCE				
Reserved	0	0	0	0
Unreserved	397,878	284,853	51,828	51,828
TOTAL ENDING FUND BALANCE	397,878	284,853	51,828	51,828
TOTAL FUND COMMITMENTS AND FUND BALANCE	508,537	484,853	371,828	371,828

CITY OF WELLS

SCHEDULE B - 4
CAPITAL IMPROVEMENT FUND

EXPENDITURES	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) BUDGET YEAF ENDING 6/30/2024	
			TENATIVE APPROVED	FINAL APPROVED
Capital Outlay	0	85,000	85,000	85,000
Services and Supplies	0			
OTHER USES				
Contingency (not to exceed 3% of Total Expenditures)				
Operating Transfers OUT (Schedule T)	0	0		
ENDING FUND BALANCE				
Reserved	0	0	0	0
Unreserved	159,162	124,162	89,162	89,162
TOTAL ENDING FUND BALANCE	159,162	124,162	89,162	89,162
TOTAL FUND COMMITMENTS AND FUND BALANCE	159,162	209,162	174,162	174,162

CITY OF WELLS
SCHEDULE B - 5
REDEVELOPMENT AGENCY FUND

EXPENDITURES	(1)	(2)	(3) (4) BUDGET YEAF ENDING 6/30/2024	
	ACTUAL PRIOR YEAR ENDING 6/30/2022	ESTIMATED CURRENT YEAR ENDING 6/30/2023	TENATIVE APPROVED	FINAL APPROVED
Court Administrative Assessment	896	9,500	9,500	9,500
Capital Outlay		0	9,000	9,000
Subtotal	896	9,500	18,500	18,500
OTHER USES Contingency (not to exceed 3% of Total Expenditures) Operating Transfers OUT (Schedule T)				
ENDING FUND BALANCE				
Reserved	0	0	0	0
Unreserved	13,211	12,361	2,511	7,511
TOTAL ENDING FUND BALANCE	13,211	12,361	2,511	7,511
TOTAL FUND COMMITMENTS AND FUND BALANCE	14,107	21,861	21,011	26,011

CITY OF WELLS
SCHEDULE B - 6
ADMINISTRATIVE ASSESSMENT

RESOURCES	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) (4) BUDGET YEAF ENDING 6/30/2024	
			TENATIVE APPROVED	FINAL APPROVED
INTERGOVERNMENTAL REVENUES				
Federal Grants				
Congregate, Homebound	167,101	61,333	61,333	61,400
Transportation	0	33,091	33,091	30,848
County Grants	67,156	68,000	68,000	68,000
SUBTOTAL - INTERGOVERNMENTAL REVE	234,257	162,424	162,424	160,248
CHARGES FOR SERVICES				
Program Income	12,902	16,000	16,000	16,000
SUBTOTAL - CHARGES FOR SERVICES	12,902	16,000	16,000	16,000
MISCELLANEOUS				
Interest Income	191	1,000	1,000	1,000
Contributions and Donatons from private sources	1,241	9,100	9,100	3,100
Other	0	0	0	0
Other	4,491	8,600	8,600	8,600
SUBTOTAL - MICELLANEOUS INCOME	5,923	18,700	18,700	12,700
OTHER FINANCING SOURCES				
Operating Transfers IN (Schedule T)	5,000	25,000	25,000	25,000
Proceeds of Long-Term Debt				
BEGINNING FUND BALANCE				
Reserved				
Unreserved	233,386	221,500	231,739	231,739
TOTAL BEGINNING FUND BALANCE	233,386	221,500	231,739	231,739
Prior Period Adjustment(s)				
Residual Equity Transfers (Schedule T)				
TOTAL AVAILABLE RESOURCES	491,468	443,624	453,863	445,687

CITY OF WELLS

RESOURCES	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR ENDING 6/30/2023	(3) (4) BUDGET YEAR ENDING 6/30/2021	
			TENATIVE APPROVED	FINAL APPROVED
REVENUES				
INTERGOVERNMENTAL REVENUES				
State Revenues	1,295	5,000	5,000	5,000
	0		0	0
	0	0	0	0
	0	0	0	0
SUBTOTAL - INTERGOVERNMENTAL REVEN	1,295	5,000	5,000	5,000
CHARGES FOR SERVICES				
Project Income	0	6,000	6,000	0
SUBTOTAL - CHARGES FOR SERVICES	0	6,000	6,000	0
MISCELLANEOUS				
Interest Income	0	0	0	0
Contributions and Donatons from private sources	6,435	5,000	5,000	5,000
Other - Fundraising	0	0	0	6,000
SUBTOTAL - MISCELLANEOUS INCOME	6,435	5,000	5,000	11,000
OTHER FINANCING SOURCES				
Operating Transfers IN (Schedule T)	70,000	100,000	70,000	70,000
Proceeds of Long-Term Debt				
BEGINNING FUND BALANCE				
Reserved				
Unreserved	106,114	109,785	115,568	115,568
TOTAL BEGINNING FUND BALANCE	106,114	109,785	115,568	115,568
Prior Period Adjustment(s)				
Residual Equity Transfers (Schedule T)				
TOTAL AVAILABLE RESOURCES	183,844	225,785	201,568	201,568

CITY OF WELLS

PROPRIETARY FUND	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR 6/30/2023	(3) BUDGET YEAR ENDING 6/30/2024 TENTATIVE APPROVED	(4) BUDGET YEAR ENDING 6/30/2024 FINAL APPROVED
OPERATING REVENUE				
Water Sales	555,929	550,000	550,000	550,000
Federal Grant		22,500	22,500	22,500
Connection Fees		25,000	25,000	25,000
Privilege Connection	300	13,000	13,000	13,000
TOTAL OPERATING REVENUE	556,229	610,500	610,500	610,500
OPERATING EXPENSE				
Salaries & Wages	136,727	140,297	136,241	132,812
Employee Benefits	35,485	63,823	71,148	65,916
Services & Supplies	167,799	241,827	249,327	254,327
SUBTOTAL - OPERATING EXPENSE	340,011	445,947	456,716	453,055
Depreciation/Amortization	138,310	131,000	131,000	131,000
TOTAL OPERATING EXPENSE	478,321	576,947	587,716	584,055
OPERATING INCOME OR (LOSS)	77,908	33,553	22,784	26,445
NONOPERATING REVENUES				
Interest Earned	804	3,000	3,000	3,000
Ad Valorem Taxes				
amortization	3,909			
Grants	291,141			
Land Sales				
Miscellaneous	0			
Connection fees	27,520			
TOTAL NON OPERATING REVENUES	323,374	3,000	3,000	3,000
NONOPERATING EXPENSES				
Interest Expense	17,524	15,678	15,679	15,679
Contribution in Aide to Construction	0			
TOTAL NONOPERATING EXPENSE	17,524	15,678	15,679	15,679
Net Income before Operating Transfers	383,758	20,875	10,105	13,766
Operating Transfers (Schedule T)				
In	0		0	0
Out	0			
NET OPERATING TRANSFERS	0	0	0	0
NET INCOME	383,758	20,875	10,105	13,766

PROPRIETARY FUND	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR 6/30/2023	(3) BUDGET YEAR ENDING TENATIVE APPROVED	(4) BUDGET YEAR ENDING 6/30/2024 FINAL APPROVED
CASH FLOW (Continued)				
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING INCOME				
CASH FLOWS FROM OPERATING ACTIVITIES				
OPERATING INCOME (LOSS)	77,908	33,553	22,784	26,445
Depreciation	138,310	131,000	131,000	131,000
Pension Expense	(5,899)	0	0	0
City Pension Contributions	(18,254)			
Changes in Assets & Liabilities				
(Increase) Decrease in Accounts Receivable	4,219			
(Increase) Decrease in Due from other Funds	0			
(Increase) Decrease in Inventory	(8,074)			
(Increase) Decrease in Prepaid Expenses	0			
(Increase) Decrease in Due from other Governments	0			
Increase (Decrease) in Accrued Liabilities	(4,999)			
Increase (Decrease) in in Accounts Payable	(2,418)			
Increase (Decrease) in in Due to Other Funds	0			
Increase (Decrease) in Customer Deposits	1,500			
Net Cash Provided By Operating Activities	182,293	164,553	153,784	157,445

PROPRIETARY FUND	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR 6/30/2023	(3) BUDGET YEAR ENDING 6/30/2024 TENATIVE APPROVED	(4) BUDGET YEAR ENDING 6/30/2024 FINAL APPROVED
A. CASH FLOWS FROM OPERATING ACTIVITIES:				
Operating Revenue	283,358	331,000	331,000	331,000
Operating Expenses	(270,709)	(342,250)	(339,298)	(327,338)
Other	(7,811)	15,000	15,000	15,000
a. Net cash provided by operating activities	4,838	3,750	6,702	18,662
B. CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:				
Other Receipts	0	0	0	0
Grant Receipts	0	0	0	0
Grant Expense	0			
capital financing activities	0	0	0	0
C. CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Acquisition of Capital Assets	(15,200)	0	0	0
Principal Paid on Equipment Contracts	0	0	0	0
Interest Paid on Equipment Contract	0	0	0	0
Receipt of customer contributions	5,812			
Cash received from cap. Improvmt fees	22,451			
Proceeds from Federal Grants	0			
c. Net cash used for capital & related financing activities	13,063	0	0	0
D. CASH FLOWS FROM INVESTING ACTIVITIES:				
Interest Income	1,496	6,000	6,000	6,000
d. Net cash used in investing activities	1,496	6,000	6,000	6,000
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	19,397	9,750	12,702	24,662
CASH & CASH EQUIVALENTS AT JULY 1	900,468	919,865	929,615	929,615
CASH & CASH EQUIVALENTS AT JUNE 30	919,865	929,615	942,317	954,277

PROPRIETARY FUND	(1)	(2)	(3)	(4)
	ACTUAL PRIOR YEAR ENDING 6/30/2022	ESTIMATED CURRENT YEAR 6/30/2023	BUDGET YEAR ENDING 6/30/2024 TENATIVE APPROVED	FINAL APPROVED
OPERATING REVENUE				
Garbage Collection Fees		193,500	193,500	193,500
Landfill Tipping Fees	300,601	110,000	110,000	110,000
Miscellaneous	0	4,900	4,900	4,900
				0
TOTAL OPERATING REVENUE	300,601	308,400	308,400	308,400
OPERATING EXPENSE				
Salaries & Wages	17,701	17,700	26,180	25,930
Employee Benefits	4,015	7,457	5,900	5,839
Services & Supplies	269,356	290,600	290,600	293,100
				0
Depreciation/Amortization	3,501	3,500	3,500	3,500
TOTAL OPERATING EXPENSE	294,573	319,257	326,180	328,369
OPERATING INCOME OR (LOSS)	6,028	(10,857)	(17,780)	(19,969)
NONOPERATING REVENUES				
Interest Earned				
Ad Valorem Taxes				
Loss or disposition of assets	0			
Subsidies				
Land Sales				
Miscellaneous				
Capital Contributions	0			
TOTAL NON OPERATING REVENUES	0	0	0	0
NONOPERATING EXPENSES				
Interest Expense				
TOTAL NONOPERATING EXPENSE	0	0	0	0
Net Income before Operating Transfers	6,028	(10,857)	(17,780)	(19,969)
Operating Transfers (Schedule T)				
In				
Out	0	0	0	0
NET OPERATING TRANSFERS	0	0	0	0
NET INCOME	6,028	(10,857)	(17,780)	(19,969)

PROPRIETARY FUND	(1) ACTUAL PRIOR YEAR ENDING 6/30/2022	(2) ESTIMATED CURRENT YEAR 6/30/2023	(3) BUDGET YEAR ENDING TENATIVE APPROVED	(4) BUDGET YEAR ENDING 6/30/2024 FINAL APPROVED
CASH FLOW (Continued)				
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING INCOME				
CASH FLOWS FROM OPERATING ACTIVITIES				
OPERATING INCOME (LOSS)	6,028	(10,857)	(17,780)	(19,969)
Depreciation/Amortization	3,501	3,500	3,500	3,500
Pension Expense	(476)			
City Pension Contributions	(1,474)			
Changes in Assets & Liabilities				
(Increase) Decrease in Accounts Receivable	(1,372)			
(Increase) Decrease in Due from other Funds	0			
(Increase) Decrease in Inventory	0			
(Increase) Decrease in Prepaid Expenses	0			
(Increase) Decrease in Due from other Governments	0			
Increase (Decrease) in Accrued Liabilities	1,067			
(Increase) Decrease in in Accounts Payable	2,211			
(Increase) Decrease in in deferred revenue	0			
(Increase) Decrease in Due from other funds	0			
Net Cash Provided By Operating Activities	9,485	(7,357)	(14,280)	(16,469)

SCHEDULE OF PRIVATIZATION CONTRACTS
Budget Year 2023-2024

Local Government: City of Wells
Contact: Jason Pengelly
E-mail Address: citymanager@cityofwellsnv.com
Daytime Telephone: 775-752-3355

Total Number of Privatization Contracts: 1

Line	Vendor	Effective Date of Contract	Termination Date of Contract	Duration (Months/ Years)	Proposed Expenditure FY 2023-24	Proposed Expenditure FY 2024-25	Position Class or Grade	Number of FTEs employed by Position Class or Grade	Equivalent hourly wage of FTEs by Position Class or Grade	Reason or need for contract:
1	Elko Sanitation	11/1/2018	11/1/2028	10	155250	155250		2		Solid Waste Pickup
2										
3										
4										
5										
6										
7										
8	Total				155250	155250		2		

Attach additional sheets if necessary.



SHAW ENGINEERING
Trusted Engineering Expertise

May 23, 2023

Jason Pengelly
City Manager
Wells, Nevada
525 Sixth Street
Wells, Nevada 89835

RE: **Well #7 Booster Pump Station**
Recommendation of Award

Dear Mr. Pengelly:

Three bids were received for the Well #7 Booster Pump Station. Please see the attached bid tabulations for all bids received. Navco Construction was the apparent low bidder with a base bid price of \$269,376.00. Navco Construction has completed the forms associated with the bid proposal package, and in the opinion of Shaw Engineering, has submitted a responsive and responsible bid. Furthermore, Navco Construction and its subcontractors have been deemed to be qualified to perform the work with regard to license and experience.

Shaw Engineering recommends awarding this project to Navco Construction for a total amount of \$269,376.00. This award should be contingent upon no formal protests being filed per Article 25.06 contained in the Information for Bidders which allows for a formal protest within 5 Days of this letter of recommendation.

If you have any questions or comments, please feel free to call anytime at (775) 432-6520 or email owen@shawengineering.com.

Sincerely,

A handwritten signature in blue ink that reads "Owen Wurgler". The signature is fluid and cursive, with a long horizontal stroke at the end.

Owen Wurgler, E.I.
Project Manager

City of Wells
Well #7 Booster Pump Station
Bid Tab
May 23rd 2023

Item No.	Description	Unit	Quantity	Engineers Estimate		Schell Creek Construction		Navco Construction		Great Basin Engineering Contractors	
				Price Per Unit	Total Price	Price per Unit	Total Price	Price per Unit	Total Price	Price per Unit	Total Price
1	Mobilization/Demobilization	LS	1	\$ 23,000.00	\$ 23,000.00	\$ 11,364.00	\$ 11,364.00	\$ 6,000.00	\$ 6,000.00	\$ 27,878.71	\$ 27,878.71
2	Sheet Metal Building	SF	454	\$ 150.00	\$ 68,100.00	\$ 251.61	\$ 114,230.40	\$ 179.52	\$ 81,500.00	\$ 218.01	\$ 98,978.40
3	Building Insulation, Heater, and Ventilation	LS	1	\$ 5,500.00	\$ 5,500.00	\$ 22,164.90	\$ 22,164.90	\$ 10,000.00	\$ 10,000.00	\$ 17,947.77	\$ 17,947.77
4	Building Foundation	SF	454	\$ 40.00	\$ 18,160.00	\$ 32.59	\$ 14,794.90	\$ 16.52	\$ 7,500.00	\$ 184.46	\$ 83,744.84
5	Floor Drain	LS	1	\$ 1,500.00	\$ 1,500.00	\$ 8,414.90	\$ 8,414.90	\$ 2,000.00	\$ 2,000.00	\$ 1,917.15	\$ 1,917.15
6	Concrete Work	LS	1	\$ 3,000.00	\$ 3,000.00	\$ 15,564.90	\$ 15,564.90	\$ 9,000.00	\$ 9,000.00	\$ 5,751.46	\$ 5,751.46
7	Booster Pump	LS	1	\$ 40,000.00	\$ 40,000.00	\$ 31,459.90	\$ 31,459.90	\$ 25,000.00	\$ 25,000.00	\$ 18,913.40	\$ 18,913.40
8	Mechanical Piping	LS	1	\$ 27,000.00	\$ 27,000.00	\$ 56,264.90	\$ 56,264.90	\$ 45,000.00	\$ 45,000.00	\$ 46,321.21	\$ 46,321.21
9	Valves and Appurtenances	LS	1	\$ 52,500.00	\$ 52,500.00	\$ 21,064.90	\$ 21,064.90	\$ 15,000.00	\$ 15,000.00	\$ 25,617.01	\$ 25,617.01
10	Electrical Equipment	LS	1	\$ 20,000.00	\$ 20,000.00	\$ 39,764.90	\$ 39,764.90	\$ 30,000.00	\$ 30,000.00	\$ 38,343.11	\$ 38,343.11
11	Flow Meters and SCADA Integration	LS	1	\$ 15,000.00	\$ 15,000.00	\$ 48,978.50	\$ 48,978.50	\$ 38,376.00	\$ 38,376.00	\$ 53,818.13	\$ 53,818.13
Construction Subtotal					\$273,760.00		\$384,067.10		\$269,376.00		\$419,231.19

15% Contingency	\$41,064.00	Total provided	
Total	\$314,824.00	by Contractor	\$374,067.10
			\$269,376.00
			\$419,231.19

City of Wells
Well #7 Booster Pump Station
Summary of Subcontractors
May 23, 2023

Contractor	Portion of Work	Subcontractor
Schell Creek Construction	Mechanical Piping	Navco
	Electrical	Quantum Electric
	SCADA	Quantum Electric
	Building	Schell Creek
	Dirtwork and Concrete	Navco
	Metal Framing	Alpine Drywall
	Painting	MVP
Navco Construction	Mechanical Piping	Navco
	Electrical	Quantum Electric
	SCADA	Quantum Electric
	Building	Michael Clay Corp
	Earthwork/Concrete	Navco
Great Basin Engineering Contractors	Mechanical Piping	Great Basin Engineering
	Electrical	Quantum Electric
	SCADA	Quantum Electric
	Building	Michael Clay Corp
	Concrete Foundation	Great Basin Engineering

City of Wells
Well #7 Booster Pump Station
Summary of Subcontractors
May 23, 2023

Contractor	Item	Provider
Schell Creek Construction	Valves- Gate	Mueller
	Valves - Surge Anticipator	CLA VAL
	Valves - Check	Val-matic
	Pipe/Fittings	Anvil
	End Suction Pump	Grundfos
	Soft Starter	
	Flow Meter	Siemens
Navco Construction	Valves- Gate	Mueller
	Valves - Surge Anticipator	CLA VAL
	Valves - Check	Val-matic
	Pipe/Fittings	Anvil
	End Suction Pump	Grundfos
	Soft Starter	
	Flow Meter	Siemens
Great Basin Engineering Contractors	Valves- Gate	Mueller or AVK
	Valves - Surge Anticipator	CLA VAL
	Valves - Check	Nibco
	Pipe/Fittings	Tyler
	End Suction Pump	WDM Pump
	Soft Starter	
	Flow Meter	Siemens