

**MINUTES OF WELLS CITY COUNCIL  
MEETING OF JULY 11, 2023**

**CALL TO ORDER**

Date: Tuesday, July 11, 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  
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 meeting minutes dated June 27, 2023. Goolsby provided the second and motion passed unanimously.

**CITIZENS TO ADDRESS THE COUNCIL**

There were none.

**CONTINUED DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY  
VARIANCE APPLICATION TO ALLOW NON-CONFORMING 1995  
MANUFACTURED HOME AT TOBAR STREET, PACIFIC ADDITION NO. 2,**

Minutes of Wells City Council  
Meeting of July 11, 2023

## **LOT 1, BLOCK C, APN #002-743-001, APPLICANT LAYLA MURPHY**

Murphy was not at the meeting but it was noted that Candy Welsh had been in the office stating they were going in a different direction. Goolsby made a motion to deny the variance application to allow non-conforming 1995 manufactured home at Tobar Street, Pacific Addition No. 2, lot 1, Block C, APN #002-743-001, applicant Layla Murphy. Savedra provided the second and motion passed unanimously.

## **PRESENTATION AND UPDATE FROM MED X GROUND EMS**

Jake Dahlstrom, EMS Director for Med X Air One, Paul Ward, Executive Director for Med X Air One and Nancy Abrams EMS Manager for Med X Air one were at the meeting to give an update. Med X started providing service in Wells on May 2, 2019. In that time, there have been 2,000 calls. The goal of Med X is to provide safe, efficient, reliable quality aviation service and critical care transport. Ownership has changed over the years. Med X is now an Intermountain Company and a dba of Classic Air Medical.

Nancy Abrams stated that currently there is one station in Wells, two in Elko, one in Ely, and one in Spring Creek that also backs up Wells. Med X has participated in several events in the Wells community as well as covering sporting events.

Dahlstrom stated that a new ambulance is based in Wells that has a lot of life saving equipment. It has a backup camera, infrared decontamination light, and a power load to help lift larger patients. Dahlstrom added that not only does Med X have ground service but has air service as well. Med X also has a good working relationship with REACH.

Abrams stated that some of the benefits are that the ambulance is staffed 24/7, 365 days a year with four backup ambulances available in the area. In December of 2022, there was an accident south of town with sixteen patients. Med X was able to have five of their ambulances respond and able to help all the patients. The leadership through Med X is all local to the area. Services are provided at no cost to the City of Wells.

Cindy Moschetti wanted to compliment Med X as five of those calls were for her family members. All calls were handled very professionally. Nance agreed with Moschetti. Pollock added he has heard the same from members of the community and thanked Med X for everything they have done and looks forward to maintaining a good relationship.

Dahlstrom stated that initially a five-year contract was signed that will expire next May. Med X will come before the council to work on a new contract and would like to start that process the first part of the year. Goolsby also wanted to thank Med X for everything they have done for the community. Goolsby has asked Med X on several occasions to help with football and wrestling. There was a wrestler who blew his ACL and because of the quick care, it prevented further injury. He was back in nine months instead of eighteen months due to the quick care received on the scene. Med X also helped locate a lost hiker south of Wells as well as a victim ejected in an accident in the

snow. The helicopter found the patient from the air and was able to direct emergency personnel to his location.

Paul Ward stated that now that Med X is with Intermountain Health, Med X is not for profit by legal definition being owned by Intermountain. Ward stated in the beginning, medical coverage was sporadic. Ward thinks Med X has done a good job making sure Wells always had coverage. Ward added that Med X loses \$25,000 a month operating the ambulance in Wells. It is not a revenue generator but what it does allow Med X to do is utilize their aircraft, so the economics make sense for them. Part of being a sustainable operation is the support from the City of Wells in giving Med X the use of the fire station. Without the fire station, Med X would not be able to operate in Wells. The city committing to allow Med X to be in the fire station at no cost makes it viable and they appreciate that support and will need that in the future to continue operations. Med X is also very excited to be part of the clinic when it opens back up.

### **DISCUSSION TO RECEIVE CDBG GRANT APPLICATION IDEAS FOR THE UPCOMING GRANT CYCLE TO BE SUBMITTED TO CDBG FOR ELIGIBILITY APPROVAL**

Pollock began that finishing the Senior Center is on his list. Pengelly agreed. DelRio asked if the list of different grants that had previously been completed was still accessible. Pengelly is not sure but does know there is a capital improvement list which Pengelly will get out. DelRio has heard a lot of comments from people who are excited to see the senior center open and what an asset it is for the community. Pollock stated it will be nice to get it finished and move on to the next project. Pollock stated it is nice with the new senior center being next to the senior housing and everything being in one location. Pengelly added that once the senior center is done, the city can move on to a couple of smaller projects next year or another large project. Pollock visited with Pengelly about the CDBG grant for Shoshone for the curb, gutter and sidewalk project. If funding can be received for that street, hopefully in the future, more funding can be received to do the same on the other avenues. Pollock is fine if nothing else is applied for other than the senior center because it needs to be completed.

### **BELLA CUMMINS TO ADDRESS COUNCIL TO IMPLORE OFFICIALLY CHANGING THE WORK CARD DESIGNATION TO COURTESAN, A TERM WITHOUT THE NEGATIVE CONNOTATIONS ASSOCIATED WITH THE CURRENT CLASSIFICATION**

Bella Cummins began with why now and why the term courtesan. The legislation that approved counties or incorporated cities to choose whether they wanted legal houses or brothels within their district was in 1971. Fifty-two years ago, the term was prostitute and prostitution. Nye County has changed prostitute to courtesan and Lyon County changed it to entertainer. Cummins stated for over a decade, the ladies that receive a work card in Wells are required to get a Nevada State business license. These woman are independent businesswomen, sole proprietors, entrepreneurs. Today, labels that designate something that is demeaning should not exist. When Cummins first began this

business back in the eighties, Cummins would have labeled them prostitutes. The girls came from a different walk of life and many times would seem as though their upbringing was not the most desirable. Things have changed in the last thirty-seven years. These women are educated and some are women that have other professions. Cummins would like to discuss this so as not to stay in the 20<sup>th</sup> century. For three years, Cummins has written courtesan on the applications that are filled out. When the card comes back, it says prostitute. Cummins is asking whatever term is used, give a fitting designation and credit for being the businesswomen they are.

Savedra believes in calling it what it is and doesn't think the term prostitute designates something horrible. Savedra doesn't see what the problem is and why the council should have to change the city code to change one word. Nye County said that prostitute is interchangeable with courtesan. Savedra continued that not everybody sees the work cards. Cummins asked Savedra how she wanted to designate between women that have no credentials, no medical testing with those who are licensed with medical testing. They can't all be the same. Savedra stated this is the oldest profession in the world and there is nothing wrong with it. Savedra thinks this is a waste of time for the council when there are so many other things on the table. Citizen William Cooper asked if Bella's had a licensed masseuse. Bella replied yes there was a licensed massage therapist. Cooper did not think it was one business because he saw the sign for a massage. Pollock did not think a licensed massage therapist had to go through the same things that a working girl has to go through. Cummins stated it makes no difference whether they are a licensed masseuse or not, they will get prostitute on their card.

Pollock doesn't think this is a matter of morality. It is a legal entity and legal in our town. As a member of the business community, deserves every bit the same amount of respect. To change the terminology in the city code requires a lot of time and effort from our legal team which costs the city a lot of money. That is where Pollock has a problem. Pollock is not opposed to changing the terminology if not for the money that would be spent for Legal Counsel to change one word. Pollock cannot justify that cost for a simple change of one word. Cummins asked if it was possible to do an addendum or an amendment, something that states the cards will read courtesan. Pollock added there has been discussion with Legal Counsel who does not believe that can be done without rewriting the code. Cummins said in today's world, typically if it is on a computer, the word prostitute comes out and the new word goes in. Pollock added that legal counsel has said this will be a costly endeavor and requires more than taking a word out. In the future, if the code is being amended for some other reason, the name change can be done then but Pollock cannot advocate the spending of money to grant this request. This is a small community with a small budget and to spend thousands of dollars to change one word that has been in place for quite some time, which may be outdated, cannot be justified.

Goolsby asked if changing the terminology would need to go through the county. Fingerprints and the background check are done at the sheriff's department and the card is issued in the City of Wells office. Goolsby stated that even if it is changed at our level, it may not change. The code for the city is based off NRS and NAC (Nevada

Administrative Codes). Even if Wells changes the name, the code may have to go through the county first. Legal Counsel would have to be contacted to see if Wells can change it or it has to go through the county. Goolsby stated it is not a no, it needs to be looked in to. Cummins asked if the city is willing to look into it. Legal Counsel will have to be consulted.

Pengelly added that he contacted Legal Counsel who has always wanted to update the brothel code and make it stricter. It will cost a lot of money to do this that will include resolutions and postings in the paper. If the council chooses to move forward in changing this name, it will be more than just changing the name and will update the brothel code. Legal has been wanting to do this for some time and haven't had the chance. Cummins wanted to know why it needed to be made stricter. Pengelly stated the code is out of date and needs to be updated. Savedra stated until money is available to update the code, should leave it as it is. DelRio agrees with Pollock that she has no problem changing the code but cannot justify spending the money to change one word with the streets in the condition they are in. DelRio feels when the brothel code is updated, the change in wording can be addressed at that time. Denny Stanhope stated as a citizen and taxpayer, requests the city not spend any money to change a single word on a card when there are so many other priorities that need the money.

**DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 23-13, RESOLUTION FINDING THAT IT IS IN THE BEST INTEREST OF THE CITY TO DISPOSE OF CERTAIN REAL PROPERTY WITHOUT OFFERING THE PROPERTY TO THE PUBLIC AND FOR THE AGREED UPON SALE PRICE FOR THE PURPOSE OF ECONOMIC DEVELOPMENT**

A map was shown to the public so they could see what property was being discussed. Ron Moschetti wants to purchase a lot for his son and eventually put a house there. If this is approved, the property will be appraised and will be sold for the appraised value. Yvonne Stuart questioned the way it was phrased was not very clear. Stuart wanted to know if the piece of property was going to be purchased and developed to put a business on or was it for someone who wants to put a house on it. Stuart questioned whether it should be offered to everybody before someone specific is decided on. Stuart thought this was setting a precedence for anyone who is interested in a piece of property that is public. Nance stated by doing this resolution, it allows us to proceed with selling it to someone who is interested in the property without posting it to the public. This was done with the Cruz family two years ago in the same area, same resolution, same process. This is the process that has always been followed if someone comes to us and expresses interest in purchasing a certain lot. The city is not allowed to sell it for less than market value. It has to be sold for the appraised value which is why the resolution gets approved then the appraisal, then the sale agreement for the appraised value. Pollock stated this would not be setting a precedence as the precedence has already been established.

Savedra thinks it is a good idea because it is one less piece of property the city must worry about cleaning up. Pengelly added the intent is to purchase it and put a house on it, not a business because it is zoned residential. Goolsby stated that anyone can purchase

this property, it is open to the public because it has always been available. Stuart asked once it is sold, will the zoning be changed from public to R1. It was stated it is already R1 or R2. Nance stated she thought what Stuart was referring to was the land use code. Savedra made a motion to approve Resolution 23-13 finding that it is in the best interest of the city to dispose of certain real property without offering the property to the public and for the agreed upon sale price for the purpose of economic development. DelRio provided the second and motion passed unanimously.

### **CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS**

DelRio made a motion to approve the Warrant Register dated June 28, 2023 through July 11, 2023 in the amount of \$335,002.35. Savedra provided the second and motion passed unanimously. DelRio made a motion to approve check register dated June 1, 2023 through June 30, 2023 in the amount of \$27,425.54. Savedra provided the second and motion passed unanimously.

### **COUNCILMEN'S REPORTS**

Savedra stated she had two meetings since the last council meeting and tried to zoom them but had technical difficulties. NNRDA was cancelled for this month. There will be an Elko County School District capital improvement meeting on the 20<sup>th</sup> Savedra will attend in person. Savedra was out walking and walked by the park and saw where the city was installing the fountain for Bumble. The plaque that is with the fountain just says it was donated by Home Credit Union and says nothing about Eclipse Kennels or Bumble. Pollock has talked with Donna Beadle, owner of Eclipse Kennels and she thought it was going to be a nicer plaque. Pollock will contact Beadle to let her know what the plaque says and will let her know the fountain has been uncrated and work is progressing on installation. Pollock has requested the fountain, if possible, be installed in time for the car show. Savedra also stated the parade and fireworks were great.

DelRio added that we haven't had fireworks like what was presented in a very long time and it was very good.

Goalsby doesn't know how the greens are being kept so green with all of the heat but they are doing a great job.

Pollock wanted to thank Jason and staff for trying to get the fountain installed for the car show.

### **STAFF REPORTS**

Pengelly and Nance put in an application for the Next Dollar Foundation for \$4,000 for new tables and chairs for the new senior center and it was approved.

The review process by NDOT for the Woodhills drainage ditch has been going on for six to eight weeks. Hopefully it will be completed soon so it can go out to bid and start on the concrete ditch this year. If not, it will be next year and there will be a time crunch as the money needs to be spent in the next year.

The EPA grant for curb and gutter for Shoshone Avenue project is still in review. If the city gets the EPA grant, it should cover all the curb and gutter along Shoshone and the \$454,000 from CDBG would cover the sidewalks.

Pengelly would like to take Thursday and next week off. There is a meeting in Wendover next Thursday as well as an airport meeting on Friday.

Nance stated she looked up the parcel that Moschetti wants to purchase and it is zoned R1 and the use is 120 which is vacant single family residential.

Tony Prado stated something different was tried at the softball tournament this year and it went later than usual. Prado inquired if there had been any complaints about how late it went but no one has heard of any.

#### **CITIZENS TO ADDRESS THE COUNCIL**

Stanhope thanked staff for all the patching of the streets. Stanhope also inquired what the status was of the code enforcement officer. Pengelly stated as of yesterday, Legal Counsel is working on the citations. Pengelly is doing code enforcement currently and has sent out a lot of letters, emails, phone calls and text messages. Pengelly is getting more accomplished by reaching out by phone. One letter was sent out to a property owner that doesn't live in the city and lives in California. There is an abandoned motor home on the property with people going in and out of the motor home all hours. It is on private property so it can't be towed. Stanhope asked if Pengelly has driven by 3<sup>rd</sup> and Wells and seen the boats and RVs on the street. The value of the property is not good with everything that is being parked on the streets and is an eyesore. Pengelly will check it out.

#### **ADJOURNMENT**

The meeting adjourned at 8:20 p.m.

---

**GARY POLLOCK, Mayor**

ATTEST:

---

**SAMANTHA NANCE, City Clerk**

Minutes of Wells City Council  
Meeting of July 11, 2023