

**MINUTES OF WELLS CITY COUNCIL  
MEETING OF AUGUST 8, 2023**

**CALL TO ORDER**

Date: Tuesday, August 8, 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  
Laura Moore-DelRio, Councilwoman  
Chris Micheli, Councilman

Absent: Jonathan Goolsby, Vice-Mayor  
CR Beth Savedra, Councilwoman

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**

Micheli made a motion to approve meeting minutes dated July 25, 2023. DelRio provided the second and motion passed unanimously.

**CITIZENS TO ADDRESS THE COUNCIL**

There were none.

**REPORT FROM ELKO COUNTY SHERIFFS OFFICE ON APPLICATION FOR  
BROTHEL LICENSE FOR DAVID ARMSTRONG TO PURCHASE BELLA'S  
HACIENDA RANCH**

Lt. Fisher reported that the investigation based on the information that was provided was completed on July 19, 2023. A portion of the documentation provided was not signed and notarized. Armstrong was informed that portion was still outstanding. Fisher had a conversation with Armstrong on July 24<sup>th</sup> stating the ECSO was done with what was submitted. Mr. Armstrong indicated that he and Bella were still in negotiations and had not concluded their financial transaction and asked for another 60 to 90 days to complete the financial transaction. Fisher informed Armstrong to make sure he had provided the complete documentation as far as being signed and notarized. At this point in time, based on the documentation, ECSO is done and just waiting to see if the individuals will move forward with the sale of the business or if the deal will not go through.

### **BETTER CITY PRESENTATION TO UPDATE THE BOARD OF COUNCIL**

Eric Gibson and Rachel Boyett from Better City were at the meeting to show the board the new City of Wells website Better City has been working on. The website was available for everyone to see and Boyett went through the design. Some of the pictures will be updated. Boyett asked if there were any changes anyone had before it was ready to be launched? Gibson stated the link will be sent to the council members to pull up on their phone and personal devices as it looked washed out. Gibson added pictures will be taken of the different lots available in the industrial park tomorrow.

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

Pollock began that the new senior center is his priority for grant funding. DelRio agreed that the senior center is a priority but would also like to see the splash pad revisited. Pengelly will discuss the splash pad in his report. DelRio continued that two years ago, Scott Stewart drew up plans for the park and would like to see the basketball courts revisited as well. There are kids there every day. One of the hoops faces the street and is dangerous. Pengelly stated that it would be easy to put a basketball court there. DelRio didn't think it would be a big expenditure and would make a difference. Pollock stated that pickleball is also a popular activity that might go along with the basketball court.

### **DISCUSSION AND POSSIBLE ACTION TO APPROVE A PROCLAMATION DECLARING THE MONTH OF SEPTEMBER AS CHILDHOOD CANCER AWARENESS MONTH**

Pollock read the proclamation. DelRio asked what this would entail. Nance stated that proclamations that are adopted from different cities may help Northern Nevada Children's Cancer Foundation receive more funding. DelRio made a motion to approve the proclamation declaring the month of September as childhood cancer awareness month. Micheli provided the second and motion passed unanimously.

### **DISCUSSION AND POSSIBLE ACTION TO ADVERTISE FOR PROPOSALS FOR THE AIRPORT CONSULTANTS**

Minutes of Wells City Council  
Meeting of August 8, 2023

Pengelly stated that Armstrong is our current airport consultant and their five-year contract is coming to an end soon. The city needs to advertise to request RFQ's for other potential firms. Armstrong has done a good job for the last five years. Once the RFQ's are advertised and received, the board will review them and decide who will be the airport consultant. Micheli made a motion to advertise for proposals for the airport consultants. DelRio provided the second and motion passed unanimously.

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

Micheli made a motion to approve the Warrant Register dated July 27, 2023 through August 8, 2023 in the amount of \$97,006.79. DelRio provided the second and motion passed unanimously. Micheli made a motion to approve the check register dated July 1, 2023 through July 31, 2023 in the amount of \$32,316.15. DelRio provided the second and motion passed unanimously.

### **COUNCILMEN'S REPORTS**

Micheli reported that the car show went well and there was a good turnout.

DelRio stated that sports are up and running and getting ready for the school year. The 4-H kids are working hard and went to Elko today to promote the auction held during the fair for the animals the 4-H kids have raised.

Pollock thought the car show was good and helped at the senior center breakfast both mornings. Pollock also did the mayor's choice plaque for the 31<sup>st</sup> car show. The city was informed by NGM that the city had been awarded \$300,000 payable over two years for the new senior center. The city can't thank them enough and makes the completion of that building so much closer.

### **STAFF REPORTS**

Pengelly mentioned the auditors will be here the end of the month. A letter from Eide Bailly was given to each council member and is something provided every year. The mayor will need to sign it and send it back.

A grant has been applied for with Nevada Parks & Recreation for a splash pad. Pengelly will have a meeting regarding this grant on Thursday. There is an issue with some property that was given to the city by NPR a long time ago. There are two parcels that were granted to the city for the golf course and the city flipped two parcels' years ago and this needs to be addressed. If that is resolved, the city could still be eligible for the grant.

Nance and Pengelly met with NDP stormwater regarding Shoshone Avenue. NDP will fund the entire project for \$675,000. The Shoshone Avenue project will receive 1.2 million dollars for the project that will be completed next year. Work is being done on the environmental and the construction drawings.

Minutes of Wells City Council  
Meeting of August 8, 2023

Pengelly stated knowing the amount NGM will give towards the new senior center will help know how much will be needed from CDBG for the grant.

Nance found an aging and disability grant that will help fund new kitchen equipment for the new senior center. The new tables came today that were purchased with money from the \$4,000 received from the WREC Next Dollar Foundation and chairs will be coming.

The TAP grant in the amount of one million dollars for Lake Avenue has also been applied for but have not heard back on it yet.

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

Nicole Rodriguez mentioned that every summer, Hogan Street becomes a speedway even by residents who live on that street. Rodriguez wondered if a speedbump could be put in to slow people down. Pengelly stated he could contact the ECSO to patrol that area more. Pengelly stated it is not just Hogan, it is everywhere.

### **ADJOURNMENT**

The meeting was adjourned at 7:28 p.m.

---

**GARY POLLOCK, Mayor**

ATTEST:

---

**SAMANTHA NANCE, City Clerk**