

**MINUTES OF WELLS CITY COUNCIL
MEETING OF SEPTEMBER 26, 2023**

CALL TO ORDER

Date: Tuesday, September 26, 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: Jonathan Goolsby, Vice-Mayor

ROLL CALL

Present: Jonathan Goolsby, Vice-Mayor
Laura Moore-DelRio, Councilwoman
Chris Micheli, Councilman
CR Beth Savedra, Councilwoman

Absent: Gary Pollock, Mayor

Quorum: Yes

Staff Present: Samantha Nance, City Clerk
Jason Pengelly, City Manager
Patti Zander, Deputy Clerk

PLEDGE OF ALLEGIANCE

Vice-Mayor Goolsby led everyone in the Pledge of Allegiance.

APPROVAL OF MINUTES OF PREVIOUS MEETINGS

Savedra made a motion to approve the meeting minutes dated September 12, 2023.
DelRio provided the second and motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**DISCUSSION AND POSSIBLE ACTION TO SELECT CONSULTANTS BASED
ON SUBMITTED PROPOSALS FOR ENGINEERING SERVICES FOR THE
WELLS MUNICIPAL AIRPORT**

Goolsby stated he has gone through both proposals from JUB Engineering, Inc. and Armstrong Company. Armstrong is the company that is currently doing the work at the airport. Pengelly stated the qualifications for both firms' are equal. Both have experience with airports in Nevada. Armstrong is the current consultant and there have been no issues. DelRio asked if the board chose JUB, would Armstrong be finishing up while JUB was starting? Pengelly answered no, if a different firm was chosen, Armstrong would turn over everything to the new firm. Savedra was impressed with both presentations but feels if there is a current working relationship with one, should continue that relationship if there have been no issues. Micheli felt the same way. Representatives from both companies were at the meeting and were available to answer any questions. Goolsby also didn't see any reason to change. Savedra made a motion to select Armstrong, a Lochner Company for the engineering services for the Wells Municipal Airport. Micheli provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO GRANT OR DENY APPLICATION FOR BROTHEL LICENSE TO DAVID ARMSTRONG TO PURCHASE BELLA'S HACIENDA RANCH

Sheriff Aitor Narvaiza was at the meeting and reported that David Armstrong has not been communicating with Bella and recommends the investigation be closed due to the lack of communication. Narvaiza stated that if Armstrong wants to reapply, the process will have to start all over again. There will be no sale of Bella's and the Sheriff's Department would like to close their case out on the background. Lt. Fisher has been doing the investigation and it has been hard to get information from Armstrong. Savedra thought it was strange to start the process before a deal was made between Armstrong and Bella. Micheli made a motion to deny the application for a brothel license to David Armstrong to purchase Bella's Hacienda Ranch. Savedra provided the second and motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO GRANT OR DENY SPECIAL LIQUOR LICENSE FOR WELLS MAINSTREET PROGRAM FOR OCTOBER 4, 2023 EVENT

Savedra began that she didn't like the way the application was filled out with things being crossed out. Nance stated that the date of the event was changed after the original application was filled out. City Hall was not notified of the date change and the change was seen on Facebook. Nance made contact to see if the date on the application needed to be changed on the agenda. Savedra pointed out that Nance should not have had to be the one to contact them. Nance contacted them because there would not have been another meeting to approve this. Goolsby asked how the last event turned out. Nance stated she attended and there was a good crowd. Not everyone was serving alcohol and what she saw being served was small glasses of wine and food. DelRio thought they should be supported and are a big asset to the community. Nance continued that the reason for the date change was because the original date was the same date as the homecoming taco feed and the organizers of the event didn't want to interfere with that event. DelRio made a motion to grant the special liquor license for Wells Mainstreet

Program for October 4, 2023. Micheli provided the second and motion passed unanimously.

PRESENTATION BY JAMI POLLOCK WITH NEVADA STATE BANK ON NEW ACCOUNT OPTIONS

This item will be put on the next agenda.

PRESENTATION BY BRYAN GANT WITH WOOD RODGERS ON WOODHILL'S DESIGN CDBG GRANT

Bryan Gant, Project Manager from Wood Rodgers was at the meeting to give an update on this project. Gant presented a power point on the overview of the work done under the CDBG grant. A specific location in the Woodhill's was being discussed for an OHV recreation area but now there will be a change in that plan. This study was intended to do some trail planning to see if there was a market for this activity. It was intended to move on to preliminary plans and layouts and push things forward for future funding. The actual trail planning came from Dick Duford from RecConnect out of Airzona. This is something Duford does nationwide, develop OHV networks.

One constraint was private property ownership. The private property owners and BLM land makes it very challenging to connect a large network with proper connections of areas people may want to go. A couple of representatives from Wood Rodgers went out on OHV's with Denny Stanhope to see what they might be able to come up with and kept running into gates and areas that were cut off. There are a lot of desirable qualities to be found in the Woodhill's area but the private property connectivity really hampers what can be done in terms of a large established network. The resulting length of trail does not rise to the level of an attraction. It would be fine for local people but not something that would bring people to the area.

Wood Rodgers started thinking outside of the box and wondered if consideration should be given to a regional OHV system, something bigger than Woodhill's. The Arizona Peace Trail is something RecConnect is familiar with which is a 675-mile OHV loop spanning three counties in Arizona. People can take full weeklong adventures to hit this OHV trail system and is an attraction in and of itself. It is estimated that this trail attracts about 5,000 visitors per year. The people that manage the trail see the same people return annually.

From this idea came the Wheel of Wells which is a little bit different from the Arizona Peace Trail concept. This concept would be eight different loops emanating out of Wells with Wells being the hub of this concept which would be over 1,000 miles of OHV adventure of different areas to explore. The Woodhill's would be one spoke of that larger network. Some of this is based on mapping and some is based on wheels on the ground. The first loop would be the Tabor Creek loop of 175 miles. The North Wells loop would be the next loop of 110 miles. There would be a connection out in Montello for 125 miles. Dick Duford talked to the locals in Montello and they have a real interest and

would like to be an active partner in this and see a lot of value in this concept. Woodhill's loop would be about 48 miles most of it is already established with fantastic views. The East Humboldt loop would consist of 175 miles with several configurations and could be a multi-day adventure. Lamoille Canyon could be 190 miles and a big attraction with multiple loops and destinations. Metropolis would be a loop of 55 miles with the ghost town as an attraction and ties in with the Tabor Creek loop. The longest loop would be out to Charleston and Jarbidge and could be a multi-day loop. This would be over 1,000 miles of trail with Wells as the hub and central staging point.

The next step is to decide if this is something the community wants and if there is interest in pursuing this concept further. It is also good to have a local person with a passion for this type of activity. Grant funding would be needed to support further concept development. The Nevada OHV Office has grants every year for this type of activity. Engaging the BLM and landowners to coordinate access and issues would be required. This concept tries to use existing roads as much as possible so as not to have an environmental impact. The current grant expires at the end of the month. A lot of this information and the environmental constraints mapping done will be packaged up, so we have that information and also open to developing anything else that is helpful.

Savedra is not familiar with OHV and doesn't understand how this will benefit Wells. When she sees them around town, they have their toy haulers and wonders how this would benefit Wells. DelRio stated she is an avid utility terrain vehicle person with a toy hauler and travels long distances to be able to go ride trails and visit the local bars, eat in town, and stay in town. Most people don't want to stay in RV's after riding all day. The benefit would not just benefit Wells with Wells being the hub. This would benefit the surrounding areas and the advertising would bring a lot of traffic to town. DelRio stated the way this is advertised shows how things are connected. It shows a different point of view and a different way to look at things that people already know about but now make the connection. The visual in the PR for it would be a big thing for Wells.

Gant stated there are lots of RV parks in the area that could be utilized but at the end of the day after a ride, you want to go someplace and grab a beer and a good plate of food. There would be support for the RV parks as well as local businesses. DelRio added that Moab, Utah thrives from this and UTV trails is one of their main forms of income. Goolsby mentioned he had a friend come to Wells with his side by side, went out on the trails and was gone for two days. With Wells being the hub, you can leave from here and get pretty much anywhere you want to. Goolsby stated he had been here ten years and went to places he had never been to. DelRio stated people also come wanting to rent UTV's as well as having a guide.

Gant added that instead of having signs showing the route, they are moving more towards downloading the information or you go to a rental shop and rent a tablet that has everything loaded that shows you where you are going so you don't need sign inventory. DelRio stated her family went and rode in South Dakota this summer where an app was downloaded that showed where to navigate. Goolsby has also seen the ATV's you can rent that has a tablet mounted on the unit with the trails downloaded on it.

This is an expensive hobby. Pengelly thought it would be great but there are roadblocks with private property owners and people that don't want it. There are people in the Woodhills that don't want it nor do we want to force it on them. Trails could also be looked at from Wells to Wendover, Wendover to Elko or Wells to Jackpot.

There was a 5-minute recess at 7:48 p.m. The meeting reconvened at 7:53 p.m.

Gant stated there are a lot of details that need to be worked out. Resident Bert Lewis stated she has been on the Arizona Peace Trail as she winters in Arizona and does it in stages, 100 miles at a time. Lewis added that the towns embrace the riders and they respect the trails, go through different agencies and everybody cooperates. DelRio asked if the city wants to continue this, does that mean more grant money is needed to which Pengelly replied yes. Gant stated that RecConnect has a good relationship with the OHV Commission so if there is a desire to continue, with a few days left in the month on this grant, that conversation could take place and provide a presentation and background to raise awareness when the grant application comes in. Pengelly added if there is funding left, this should be pursued. Wood Rodgers would be happy to help with that.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

DelRio made a motion to approve the Warrant Register dated September 14, 2023 through September 26, 2023 in the amount of \$ 156,265.47. Micheli provided the second and motion passed unanimously. Micheli made a motion to approve the check register dated August 1, 2023 through August 31, 2023 in the amount of \$11,116.30. DelRio provided the second and motion passed unanimously.

COUNCILMEN'S REPORTS

Savedra reported on the NNRDA event on September 18, 2023. Savedra made some good contacts and talked about our potential with geothermal energy. A gentleman out of Utah with interest in geothermal will be in Elko on October 3, 2023 and would like to meet with Pengelly. Savedra stated that everyone tried to push their industrial park. One speaker offered their land at the Industrial Park for free. There was a panel of site selectors who find places where people want to put their business. A list of things that are very important was provided and they also want to hear about the drawbacks. Workforce and housing are a couple of the big issues everywhere.

DelRio mentioned it is homecoming week with home football games the next two Thursdays which will be the last of the season. Third and Fourth grade PAL basketball is underway with two weeks left. Fifth and Sixth grade PAL volleyball is underway with PAL basketball signups coming out this week. Mini cheer signups are this week with the camp next week. There are a lot of home volleyball games in the next two weeks.

Goolsby encouraged everyone to come out and support the youth football taco feed on Wednesday from 4 – 6 p.m. with delivery available and the bonfire is Wednesday.

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STAFF REPORTS

The courthouse will no longer be the polling place for the elections. The county and state proposed the new polling place be at the Wells Indian Colony gym. Nance added that a new bill was passed to make polling stations more accessible to colony members. There was discussion on using City Hall but elections are usually held the same night as city council meetings.

The Love's RV Park has come in over budget. The job was initially budgeted at five million and came in over nine million so will be on hold. The SpeedCo tire shop has started construction. Wells Propane is putting a building in their yard in the industrial park. Storage sheds are being put in at Westside Storage.

Comments were received back from NDOT on the Woodhills drainage project and should be able to go out for bid in a couple of months to break ground in the spring.

There has been conversation on the 1,000-acre land acquisition the city would like to do with the BLM at the airport. A conversation was held the other day to see how far the process was and were told this process has not even been started even though the conversation had been started a couple of years ago. The city will have to wait for congress to start doing the land swaps.

Nance announced the last day for the blue bin to be open will be October 8, 2023. Pengelly stated accommodations will be made as needed for people. At some point, a decision might be made to put a blue bin in the parking lot for the winter so it can be regulated and to help citizens during winter. A list of items that cannot be put in it will be provided.

Savedra asked Pengelly how the meeting with Elko Sanitation went. Pengelly stated a couple of weeks ago, ESC forgot to pick up a whole city block due to a car blocking the alley which the city was not notified of until ESC was back in Elko. ESC was requested to come back the next day to pick up that block and ESC said garbage would be picked up the next week, which was not acceptable. Nance spoke to the new manager in Elko about the service in Wells, who in turn contacted Pengelly. Two of the owners from Idaho came down to meet with Pengelly and Jessica. Now everyone is on an email chain when there is a request. The owners were not aware of the turnaround for the roll offs at the blue bin that could take two weeks and now will be 48 hours. Communication will be increased to help solve any issues and they were apologetic and understanding.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

ADJOURNMENT

The meeting was adjourned at 8:15 p.m.

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JONATHAN GOOLSBY, Vice-Mayor

ATTEST:

SAMANTHA NANCE, City Clerk