

**MINUTES OF WELLS CITY COUNCIL  
MEETING OF OCTOBER 10, 2023**

**CALL TO ORDER**

Date: Tuesday, October 10, 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

**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 September 26, 2023. Goolsby provided the second and motion passed unanimously.

**CITIZENS TO ADDRESS THE COUNCIL**

There were none.

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

Mayor Pollock recused himself due to a personal conflict of interest and Vice-Mayor Goolsby took over the meeting. Jami Pollock began she met with Pengelly and Nance the end of August and proposed some different account options that may better serve the

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funds that are housed with Nevada State Bank. Pollock's Treasury Management Partner, who specializes in municipalities, was also at the meeting and had different products that are interest bearing. None of the accounts that NSB holds for the city are earning any interest. A sweep account was proposed which is an interest bearing account housed with NSB and FDIC insured. Regardless of the FDIC limit of \$250,000, that does not apply to municipalities. This is a relationship enhancement opportunity to develop and grow the accounts with NSB with income producing accounts.

What is being proposed is to bring some of the funds that are currently held with the state to NSB. NSB would offer .05% points above what the state is paying and would offer a gold sweep account. A gold sweep account is a money market account, a ghost account. It would house the funds and the funds would automatically sweep into the existing operating account. This would offer 2.75% interest on the operating funds. For a month's period, it could essentially earn \$10,286.00 in interest based on the dollar amount currently in the account.

The interest rate at the state pool, where the funds are currently held, as of September was at 4.56%. NSB would offer .05% above, which would be 4.61%. This rate is reviewed quarterly. The interest rate could fluctuate with the state pool as well as NSB's rate. Pollock stated it is her understanding it is not an easy process to move funds from the state pool. The money that is sitting in the state pool collects interest, not the funds in the checking account at NSB.

Pengelly didn't know if there was an NRS that stipulated where the interest earned money could be spent. Nance would have to ask the auditors. There are some things that need to be checked into. There is a cost of \$250 a month for the sweep account. The operating account would essentially have a zero balance in it then there would be a background account with the new account and the funds would sweep from the interest-bearing account to the operating account as needed.

Goolsby asked what the advantage was staying with the state pool, if any. Nance feels it is more of a comfort thing staying with the state because it is the state and there is not much risk being with the state even though the new NSB account would be 100% collateralized. Nance thinks if the board decides to do the new account, recommends not to move the state funds from the state at first, until we see how it goes.

Pengelly asked how many other entities NSB has presented to that are looking at doing this. Pollock knows of at least three others, one of which she has worked with. Pengelly stated he feels the same as Nance, to maybe do the checking sweep at first and just ease into it. Nance thinks the gold sweep account would be an easy adjustment. Moving the money from the state pool will be a bigger process. Earning interest on the money already sitting there makes sense. Savedra thinks it sounds like a good deal but needs to check into the NRS. Savedra asked if the auditors had a recommendation and Nance stated no. Nance was given the NRS's to make sure the city was covered. Savedra likes the gold sweep as well. DelRio likes the fact money can be made on it because it is

already sitting there. Pollock said this is a special treasury product, so it has a higher interest associated with it.

Mayor Pollock rejoined the meeting at 7:25 p.m.

### **DISCUSSION AND POSSIBLE ACTION TO AWARD BID FOR CDBG SEWER HEADWORKS PROJECT**

Pengelly stated the job went out to bid for the mechanical screen at the sewer headworks. One bid was received at a cost of \$499,100. The engineer's estimate was \$450,000. The project could start in the next couple of weeks if it is approved. An extra \$20,000 was put in the bid in case it was a bad winter and ran into problems. If it is pushed out until spring, \$20,000 could be removed from the total.

There is enough money in the capital outlay for the sewer to cover the rest but will be tight. Nance added this is a mix of a CDBG grant and ARPA funds. One of the other ARPA fund projects came in lower, which is where some of the extra money is coming from to help cover the increase. Savedra asked if there was a deadline as to when the money needed to be spent. Nance stated the CDBG grant expires June 30, 2024 and all the ARPA funds need to be spent by the end of 2024. This will be a time-consuming project but if started in the spring could be completed by June.

If the bid of \$499,100 is approved, the first thing to do is submit a change order taking out the \$20,000 that would be written off to bring the total cost to \$479,100. Savedra stated since only one bid was received, need to move forward with this. Pollock added it is not going to get any cheaper. Goolsby made a motion to approve the CDBG grant for the sewer headworks project to award the full contract to Simerson Construction in the amount of \$499,100 with the contingency to start in the spring for a deduction of \$20,000 to bring it down to \$479,100. DelRio provided the second and the motion passed unanimously.

### **DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY SPECIAL LIQUOR LICENSE FOR THE WELLS RURAL ELECTRIC COMPANY EMPLOYEE CHRISTMAS PARTY ON NOVEMBER 18, 2023 AT THE BOYS & GIRLS CLUB IN WELLS**

Savedra asked if this is something that is done every year. Nance stated she thought the party was previously held at Betasos so it wasn't needed. Betasos doesn't have the extra back room anymore which might be why the location change. Liquor will be served at the party, which is what requires a special liquor license. Savedra made a motion to approve the special liquor license for Wells Rural Electric Company for November 18, 2023 at the Boys & Girls Club in Wells. DelRio provided the second and motion passed unanimously.

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

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Goolsby made a motion to approve the Warrant Register dated September 28, 2023 through October 10, 2023 in the amount of \$191,432.91. DelRio provided the second and motion passed unanimously. Goolsby made a motion to approve the check register dated September 1, 2023 through September 30, 2023 in the amount of \$38,707.99. Savedra provided the second and motion passed unanimously.

## **COUNCILMEN'S REPORTS**

Savedra began that she and Pengelly met with Dr. Stuart Stein regarding geothermal. Stein has a lot of contacts and has stayed in touch with Savedra and Pengelly. Stein was impressed with the study already done on the geothermal in town.

Savedra did a zoom meeting with the Elko County REC board. One of the members was from the Elko County Visitors Authority and didn't talk about Wells at all. There was talk about Jackpot, Jarbidge, Carlin and Wendover but no mention of Wells. Savedra asked why and was told Wells was not in his district which didn't make sense to Savedra. Jon Karr stated the Visitors Authority is attached to the Elko Convention Center and Wells' property taxes don't go towards the convention center. This member contacted Savedra and will start advertising for Wells. A list of events will be put on the calendars which need to be submitted by October 15<sup>th</sup>. The Halloween Carnival is October 26<sup>th</sup>.

DelRio had a request and would like to see more presence of the Sheriff Department at the Elementary School. There was a code red lockdown last week. There are residents of the community walking through the school yard in the middle of the day who are not sober. Some are carrying backpacks that have things in them that they could be arrested for as they are walking through the school yard. Pengelly will reach out to Lt. Fisher. Goolsby thought signs should be posted on the gates no trespassing, employees only or no access during school hours while students are present. Pengelly asked if Woolsey or Barger could work on that signage. DelRio added there has been discussion about posting and it is something that is in the works. Pollock thought the point Goolsby was making was that without signage, there is no legal recourse. DelRio added that if someone is intoxicated on school property, there is legal recourse. Goolsby will check to see if there is signage at other schools.

Pollock has been busy coaching flag football, and the kids are coming along. Pollock was also elected president of little league. Pollock will be going back to five days a week with his job which will free him up to come to the office more often.

## **STAFF REPORTS**

Pengelly stated that he and Nance met with Tim Lovell as well as other team members of Intermountain Health that came to Wells to do a site visit of the clinic yesterday. The team was very impressed with how the clinic is coming along. There will need to be some ADA upgrades on the sidewalks coming out of the main entrance, the emergency exit in the back and curb and gutter. Pengelly contacted three contractors. City staff can tear it out and the contractor will put it in at a cost of around \$13,000. IHC's goal is to be

in the clinic February 1, 2024. A temporary sign will be put up with a barcode to screenshot to go to their link.

Pengelly reported on his and Savedra's meeting with Dr. Stuart Stein at the college. It was a good conversation. Stein is no expert in geothermal but knows people who are. Stein knows people who can utilize it for economic development if there is enough hot water. We at least want to follow through with it to see if there is potential.

Patti and Jessica are at the Caselle Conference this week.

The inspector was in town Monday, so Pengelly spent time with him. Public Works has been doing a lot of crack sealing trying to get caught up before winter. There was hope to do more paving but it isn't going to happen because it is getting cold. Michael Clay is working on getting the building up at well #7. There is a lot of piping to do on that project. The El Rancho is trying to be completed. All summer help is now off the payroll. Pengelly spent half a day at the Resource Center leveling a pad for a new shed.

Pollock added that the one-year anniversary for Nance and Pengelly is coming up and the annual evaluation needs to be done. Pollock suggested two members of the council do the evaluation. Pollock would like to be involved in the evaluation as he has worked closely with both this last year. The evaluation form that is used for city employees could be used. Evaluations for the city manager have not taken place for some time. This is something that needs to be done every year. This will be on the future agenda.

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

There were none.

#### **ADJOURNMENT**

The meeting was adjourned at 7:59 p.m.

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**GARY POLLOCK, Mayor**

ATTEST:

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**SAMANTHA NANCE, City Clerk**

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