

**MINUTES OF WELLS CITY COUNCIL
MEETING OF FEBRUARY 13, 2024**

CALL TO ORDER

Date: Tuesday, February 13, 2024
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
Chris Micheli, Councilman
CR Beth Savedra, Councilwoman

Absent: Laura Moore-DelRio, Councilwoman

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

Micheli made a motion to approve the meeting minutes dated January 23, 2024. Savedra provided the second and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

Sheriff Aitor Narvaiza was at the meeting to give an update on ECSD activities in the last few weeks. The first was the incident that took place a couple of weeks ago involving the man on U S 93 that was actively shooting at vehicles. There was one vehicle with a bullet hole. During the high-speed chase, the suspect evaded deputies. The suspect parked in the northbound lane about twenty-six miles south on U S 93, shut his lights off and was almost hit head on and the incident was called in. By the time deputies arrived

Minutes of Wells City Council
Meeting of February 13, 2024

on scene, the suspect was deceased. There were numerous firearms in the vehicle and the subject was wanted out of California with a million-dollar warrant for his arrest for attempted murder. Suspect was also involved in a shooting with San Bernadino Sheriff Department a few years ago and failed to appear in court so a warrant was issued. There were also bags of fentanyl and methamphetamine in the vehicle. The body was sent in for an autopsy to determine cause of death. Since January 1, 2024, there have been twenty-eight deaths and coroners have been extremely busy. Pengelly asked what the City of Wells needs to do to get animal control in town once a week. Narvaiza stated the county has two animal control officers who are over here on occasion. A call to dispatch just needs to be made when animal control is needed. Monday, the ECSD went to a residence where there was a hoarding issue. Fourteen dogs were confiscated as were thirteen horses, twenty-four pigs and seventy-six goats. Work is being done with the county attorney to pass new ordinances and hoarding laws.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY RAILROAD TRACK CONCEPT PROPOSAL FOR THE HEAVY INDUSTRIAL PARK SUBMITTED BY RAILPROS

Pengelly stated that there have been conversations with UPRR trying to get a rail spur in the heavy industrial park. UPRR got us in contact with RailPros who design concepts. Once the concept drawing is completed, it will be submitted to UPRR for approval. If it is approved, the rail spur can be built. A proposal was sent out not to exceed \$10,000. It may cost another \$5,000 to go to UPRR to get their approval. There is money in the budget from the land sales.

Pollock added that the reason for doing this now is because there is a company that is interested in buying land for a facility in Wells to manufacture power poles. The rail spur will also benefit future development. Nance and Pengelly had a meeting on Friday with Koppers who would like to decide in a couple of months. This rail spur is needed to help promote the industrial park. Pollock added that the city has lost potential businesses due to not having a rail port. This would be a twenty-million-dollar investment.

Pengelly reviewed the scope of work that is not to exceed \$10,000. People from RailPro that Pengelly has been dealing with know our area well and have worked for UPRR for some time. If this is approved by the UPRR, Koppers will build the rail spur and then it will be in place for any other businesses that might want to locate at the industrial park. This will be a very clean operation. Savedra made a motion to approve the railroad track concept proposal for the heavy industrial park submitted by RailPros. Micheli provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION REGARDING CITY OF WELLS LIQUOR LICENSE APPLICATION FOR CHIMNEY ROCK GOLF COURSE AND WHICH COUNCIL MEMBER(S) WILL ACCOMPANY THE GOLF PROFESSIONAL ON THE APPLICATION FOR BACKGROUND CHECKS

Pengelly began that Cameron Huff will be on this license along with whomever else the council decides should be on it. Pollock stated he does not have a problem being on the liquor license. Micheli made a motion to approve Gary Pollock being on the liquor license for the Chimney Rock Golf Course. Goolsby provided the second and the motion passed unanimously.

REVIEW OF 2024 CDGB GRANT APPLICATION, AUTHORIZE MAYOR TO SIGN AND SUBMIT APPLICATION TO THE STATE OF NEVADA CDBG; NEW SENIOR CENTER FACILITY

Pengelly stated finishing the new senior center is what the council chose for the CDBG grant. The amount of the grant is \$300,000 which will hopefully finish the project. Pollock added that Nance has done a wonderful job putting this grant together. Savedra made a motion to authorize the mayor to sign and submit the application to the State of Nevada CDBG for the new senior center facility. Micheli provided the second and the motion passed unanimously.

DISCUSSION ON NEVADA STATE PARK'S SPLASH PAD GRANT AND MATTERS PERTAINING THERETO

Pollock began that the original grant for the golf course was in 1974. Through that grant, that land was to be used for recreation in perpetuity. In 1994, the city was looking for property to build a new fire station. Several options were looked at. Residents did not want the fire station on the parcel by the golf course because they were afraid it would ruin property values. Several other properties were investigated and rejected for one reason or another. The decision was made to trade the parcel where the fire station is now that was owned by ARM Tire in exchange for the parcel at the golf course. That land has a home on it now which increases the value of that lot significantly.

In October of 2023, the city applied for a splash pad grant to build next to the swimming pool. The city was notified of the inappropriate land swap that happened in 1994 and that the city was no longer eligible to receive that grant. Pollock stated the city needs to make this right for the potential of the splash pad grant and any grant going forward, and council also needs to rectify the misgivings of the past councils. Everything that can be done will be done. Pengelly has been working with the Nevada State Park's office to figure out how to make this right. It would help if the city could find appraisals for that land swap at the time but it doesn't look like there are any after reviewing meeting minutes from that time. Nevada State Park's will work with us.

A suitable replacement parcel needs to be found of the same value to open the door for these future grants for recreation. Pengelly continues to communicate with staff at NSP but wanted to let everyone know what is going on with that grant. It needs to be made right so it is not a problem going forward. The fact that this grant has not been pursued in the last 30 years makes Pollock think someone may have known that there was something that went wrong. The council doesn't want to do that to the next staff, city manager or council.

Pengelly said this was land for land. If that land was appraised back then, there would be something to go by. Now there is a house on this parcel at the golf course that is going to be appraised for a much larger amount. Finding a piece of property in the city that will appraise for close to the appraised value of that lot with the house to give it equal value will not be easy. Pengelly asked about appraising the swimming pool but it has to be something that was not recreational before. Pengelly may check and see if paying that grant back could be an option if the city can't come up with an equal valued lot. Pollock added this was basically a breach of contract. An email from the Nevada State Park says that until the city can provide a potential replacement parcel, the application cannot be submitted for the installation of a splash pad for review or approval but will be happy to help. Getting a grant from Nevada State Park for a splash pad is off the table for now. It could be put in the budget. Savedra asked what it would cost for a splash pad. Pengelly stated around \$120,000. Pollock stated everyone will be updated going forward.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Goolsby made a motion to approve the check detail report dated from January 1, 2024 to January 31, 2024 in the amount of \$30,080.87. Savedra provided the second and the motion passed unanimously. Goolsby made a motion to approve the Warrant Register dated January 25, 2024 through February 13, 2024 in the amount of \$117,713.08. Savedra provided the second and the motion passed unanimously.

COUNCILMEN'S REPORTS

Savedra attended a PTO meeting for the elementary school and wanted to make everyone aware of some activity dates. Family night will be February 29th, the mother/son paint night will be March 22nd and the daddy/daughter dance will be March 23rd. Savedra attended an NNRDA meeting with Sheldon Mudd for the next On Target event. NNRDA is looking for a keynote speaker, hopefully someone in Elko County. A zoom meeting was held with Dr. Stein regarding the geothermal with Nance, Savedra and Pengelly. Information was provided to him and will meet with him again.

Goolsby stated wrestling state is this weekend, leaving Thursday morning with three wrestlers. The two boys are wrestling 2A and the one girl is wrestling 5A. The girl went to Reno, wrestled sixteen other girls, six matches in one day and got fourth.

Savedra stated our schools really need the money that will be raised by AB519 which states Elko County has to put up money to help the Duck Valley Indian Reservation School. No one knows why Elko County was singled out but the legislatures should have caught that. The county commissioners are talking about hiring a lawyer and suing the State of Nevada because they singled out Elko County. It has already been signed into law by the governor. The county commissioners want to do a survey online. The link is www.surveymonkey.com/r/JP5BNZK and it takes just a minute to complete. Savedra doesn't think our principal and vice-principal should be out mowing laws and mopping up roof leaks during the middle of a basketball game. Savedra serves on the capital

improvement committee and meets with the superintendent and county commissioners trying to get money for Wells. If there is no money to fight for, nothing can be done about it so it is important to go to this link to do this survey or send a letter to the county commissioners telling them we need this money. It won't raise our taxes.

Pollock stated he completed the survey earlier today. Pollock enjoyed the visit from the Lieutenant Governor, Assemblyman Bert Gurr and Commissioner Steininger. The student body from the school was in attendance and the Lieutenant Governor gave a presentation on what the position was originally meant to do and what it has evolved to. He was curious about small town life and had never been to Wells. Pollock offered to take him to Angel Lake this summer to fish. It was a great opportunity to meet them and for them to see our community. Pengelly and Pollock will be going to Odgen, Utah on February 29th to do a presentation at the Intermountain Health Center's annual symposium and will let them know how excited the community is to have them in our clinic. The Boys & Girls Club Valentine dinner will be this Saturday and Pollock will be attending.

STAFF REPORTS

Pengelly wants to put Better City on the agenda to discuss a new contract. Currently, there is no contract with them. Right now, the city pays them \$3,500 every month and it has been this way for a long time. This is money that can be used elsewhere.

Pengelly talked to the Lieutenant Governor about infrastructure money for railports, water and infrastructure.

Pengelly turned the keys to the clinic over to Med X and Intermountain. Med X will start cleaning and organizing for the open house on March 7th. The community really needs to support this as this will be our last hope for medical care in town.

The new senior center is painted and electricians are putting up the lights. Flooring will be the next step if the city gets the CDBG grant and hope to be open by September.

Pengelly will be off next week.

Shamblin stated they have been working on a lot of sewer cleaning. The city crew will be in the parade for the wrestlers leaving Thursday morning.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

ADJOURNMENT

The meeting was adjourned at 8:03 p.m.

Minutes of Wells City Council

Meeting of February 13, 2024

5

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk