

**MINUTES OF WELLS CITY COUNCIL
MEETING OF MARCH 12, 2024**

CALL TO ORDER

Date: Tuesday, March 12, 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
Laura Moore-DelRio, Councilwoman
Chris Micheli, Councilman
CR Beth Savedra, Councilwoman

Absent: None

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

Savedra made a motion to approve the meeting minutes dated February 27, 2024. Goolsby provided the second and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

DISCUSSION AND POSSIBLE ACTION TO APPROVE OR DENY SPECIAL LIQUOR LICENSE FOR THE ST. PATRICK'S DAY SHENANIGANS FOR PROJECT GRADUATION

Minutes of Wells City Council
Meeting of March 12, 2024

Pengelly stated this is a fundraiser for the senior class for their project graduation and must be twenty-one years of age to attend. This has been done in previous years but not consistently. Savedra made a motion to approve the special liquor license for the St. Patrick's Day Shenanigans on March 14, 2024 for project graduation. DelRio provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO ACCEPT OR DENY APPLICATION FOR SPECIAL USE TO ALLOW VERIZON WIRELESS CELL TOWER AT APN #002-730-028 FOR APPLICANTS LANCE AND BELLA CUMMINS

Deena Mannis with Epic Wireless was at the meeting on behalf of Verizon. Verizon is proposing a 105' metal pole on the property with a 30 x 30 lease area that will be completely fenced and will be built for additional carriers. There will also be a diesel generator on site for if the power goes out. The location was chosen to put it as far from residential areas as possible. The technology on the tower is LTE and 5G. There will also be a microwave. If fiber comes to town, the tower will be modified to fiber. The 5G is more for local and the LTE is for distance. The technician will come out every three months to make sure everything is running smoothly. Work is already being done with Wells Rural Electric on this project.

Pengelly added that with this being a special use permit, the city is required to post this in the paper and send out letters to everyone within a 300 feet radius around this site and no opposition was received. Mannis continued that this will be a locked, un-manned facility with access off Tenth Street. Micheli made a motion to accept the application for the special use permit to allow a Verizon Wireless cell tower at APN #002-730-028 for applicants Lance and Bella Cummins. Savedra provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE SIERRA HEALTH AND LIFE INSURANCE RENEWAL FOR FISCAL YEAR 2024-2025

Pengelly began that quotes were received from two different carriers; Anthem was a 20% increase above what the city currently pays, and current provider Sierra Health and Life was a 7.8% increase which would be an increase of \$9,206 annually. The plan benefits would remain the same. The dental and vision plan will not change. DelRio made a motion to approve the renewal for the Sierra Health and Life Insurance for fiscal year 2024-2025. Goolsby provided the second and the motion passed unanimously.

DISCUSSION AND REVIEW OF FISCAL YEAR 2024-2025 TENTATIVE BUDGET

Nance stated the budget will be reviewed tonight, at the next meeting and then final approval at the April 9th meeting. A 3% cost of living increase as well as the 7.8% health insurance increase was included in the budget. Nothing has changed on PERS. The water tank cleaning, which is needed every 3 years, is in this budget. Inventory items for

water and sewer will need to be updated. New tires will be needed for the pivots so two or four will be purchased every year for the next few years. The golf course needs a new mower. The capital outlay for the pool was increased to possibly purchase portable slides that can be moved around as well as a pavilion for the outside of the pool to get ready for a splash pad.

Tentative numbers have been received from the state and property tax revenue will increase to \$500,000. Consolidated tax could increase \$100,000. A quote was received from Gallagher Ford for a 2025 Ford Explorer for a new city vehicle. Capital outlay in the streets has been increased due to the Shoshone sidewalk project coming up. Based on the engineers' estimate, the city will probably have to pay more than the grant will provide. The grant may not cover paving up to the curb. There are also other streets that will need to be paved.

In the capital outlay for equipment, Public Works would like a vac-trailer. This would be a \$30,000 down payment with two balloon payments for two years. Pengelly explained what the vac trailer is used for. The FDA and state are requiring all cities to dig up every meter pit on both sides to determine what type of pipe is being used. Using a backhoe would not work. Prior to 1986 to 1988, galvanized pipe had lead in it so all this has to be verified. This also must be done on everyone's property and will be a long process. The state would like it done by October but that is not enough time. Some cities are contracting it out, but the city can't afford to do that.

Nance stated that under community support is the cost of Better City. Last year \$45,500 was paid and so far for the current year it is \$25,700. There will also be medical center expenses for utilities. The blinking lights for the school zone were brought up. The city will pay for one set before July 1, 2024 and a second one after July 1, 2024. Pengelly is working on getting them ordered now to cover Lake Avenue at Fourth Street and by the park. The same thing will be done on Clover and next year, more will be purchased. These will have solar panels on them.

REVIEW, DISCUSSION AND POSSIBLE ACTION TO APPROVE CITY STAFF TO ACQUIRE CONSTRUCTION AND UTILITY EASEMENTS FOR WOODHILL'S DRAINAGE PROJECT FROM 4T'S REPAIR, APN #002-780-013, GOLDEN GATE PETROLEUM OF NEVADA, APN #002-780-014 AND HARRY S. JOHNSON, APN #002-770-004

Pengelly began that this is for construction and utility easements for storm water for the structure that will be put in for the drainage ditch. A construction and utility easement will be needed by Golden Gate. At 4T's, the city will be attaching to an existing culvert and take it to the new drainage ditch and the same thing at the Chevron. There are title and deed reports that still need to be done as well as other paperwork. Savedra made a motion to approve city staff to acquire construction and utility easements for the Woodhill's Drainage Project from 4T's Repair, APN #002-780-013, Golden Gate Petroleum of Nevada, APN #002-780-014 and Harry S. Johnson, APN #002-770-004. DelRio provided the second and the motion passed unanimously.

Minutes of Wells City Council
Meeting of March 12, 2024

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Goolsby made a motion to approve the check register detail dated February 1, 2024 through February 29, 2024 in the amount of \$37,738.35. Savedra provided the second and the motion passed unanimously. Goolsby made another motion to approve the Warrant Register dated February 29, 2024 through March 12, 2024 in the amount of \$181,159.08. Savedra provided the second and the motion passed unanimously.

COUNCILMEN'S REPORTS

Savedra thanked Pengelly for the response to repair the broken pipe at her house at 9:30 p.m. The clinic looks amazing and Savedra is very proud of this for our town. There will be an Elko County Commissioners meeting on March 20, 2024 at 1:30 p.m. They will discuss the possibility of hand counting ballots, but the main thing is deciding how much money will go to the schools. The next Elko County School District Board meeting will be in Wells on March 19, 2024 at 5:30 p.m.

Pollock reported that he and Pengelly went to Odgen, Utah for the Intermountain Health Symposium. Pollock and Pengelly had a great reception from everyone, and several people approached them stating they were unaware of the struggles small rural communities have with health care. Pollock was amazed by the response received. The clinic opening was exciting and is great to have in our town. A Mandatory parents meeting will be held tomorrow for little league, a second sign up and hope to start the second week of April.

STAFF REPORTS

Pengelly stated everyone has been busy getting the clinic ready. A FEMA grant for the fire department is being worked on for \$224,000. All the breathing apparatus and supply tanks will no longer be maintained and will have one more year before they will be out of compliance. The city will have to purchase a lot of equipment for the fire department when that happens so this grant will help.

A meeting was held on the El Rancho grant. Letters need to be written to touch anything at the El Rancho. Pengelly will be contacting contractors for bids for the next phase. The electrical is almost completed and will be moving into the plumbing, insulation and flooring. It will take some time to write the grant and hopefully get more money.

Pengelly listened to the Elko County Commissioners meeting. The County Commissioners are discussing having \$.22 to go towards the schools. There is a bigger push to go to \$.25 but to do that, the cities will have to be contacted. Savedra stated everyone's property assessment will go up, but no taxes will go up. This will just be reallocating that money for the school system and no tax increase. The federal government will match what is received.

Minutes of Wells City Council
Meeting of March 12, 2024

Nance mentioned that city council candidate filing closes at 5 p.m. on Friday.

CITIZENS TO ADDRESS THE COUNCIL

None.

ADJOURNMENT

The meeting was adjourned at 7:49 p.m.

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk