



GARY POLLOCK, Mayor
JONATHAN GOOLSBY, Vice-Mayor
LAURA MOORE DELRIO, Councilwoman
CHRIS MICHELI, Councilman
CR "BETH" SAVEDRA, Councilwoman

JASON PENGELLY, City Manager
SAMANTHA NANCE, City Clerk
PATTI ZANDER, Deputy Clerk

PUBLIC MEETING NOTICE
Of the
CITY OF WELLS BOARD OF COUNCILMEN

The Board of Council of the City of Wells, County of Elko, State of Nevada, will meet in regular session on Tuesday, April 23, 2024, in the Council Chambers of Wells City Hall, 525 Sixth Street, Wells, Nevada
Beginning at 7:00 P.M.

Attached to this Notice is the agenda for said meeting of the Board.
This Notice and Agenda is posted pursuant to N.R.S. 241.020 as amended by the 2013 Legislature.
This Notice and Agenda has been posted on or before 9:00 A.M. on the third working day before the meeting at the following locations:

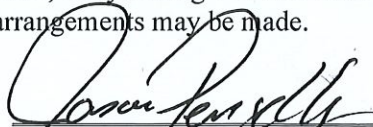
WELLS CITY HALL, 525 Sixth Street, Wells, Nevada
WELLS FIRE STATION, 516 Seventh Street, Wells, Nevada
WELLS POST OFFICE, 201 Castle Street, Wells, Nevada
WELLS RURAL ELECTRIC COMPANY, 1451 Humboldt Avenue, Wells, Nevada
SILVER SAGE SENIOR CITIZEN CENTER, 213 First Street, Wells, Nevada
ROY'S MARKET, 647 Humboldt Avenue, Wells, Nevada

Supporting materials for this meeting may be reviewed at the office of the City Clerk,
Wells City Hall, 525 Sixth Street, Wells, Nevada.

This institution is an equal opportunity provider and employer.
If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office or call (866) 632-9992 to request the form. You may also write a letter containing all the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, and 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

NOTICE TO PERSONS WITH DISABILITIES

Reasonable efforts will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Members of the public who are disabled and require special accommodations or assistance at the meeting are requested to notify the City Manager, City of Wells, in writing at P.O. Box 366, 525 Sixth Street, Wells, Nevada 89835-0366, or by calling 775-752-3355 at least two (2) days in advance so that arrangements may be made.


Jason Pengelly, City Manager

TEL 775.752.3355

FAX 775.752.3419

finance@cityofwellsnv.com

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The City of Wells is an equal opportunity employer

**AGENDA
REGULAR MEETING
CITY OF WELLS BOARD OF COUNCIL
TUESDAY, APRIL 23, 2024 7:00 P.M.
COUNCIL CHAMBERS, WELLS CITY HALL
525 SIXTH STREET WELLS, NEVADA**

Breaks and Recess Actions shall be called for at the pleasure of the Board rather than by agenda schedule.

Pursuant to N.R.S. 241.020, 6, notice is hereby given that items on the agenda may be taken out of order, that the Board may combine two or more agenda items for consideration, and that the Board may remove an item from the agenda or delay discussion relating to an item on the agenda any time and if the agenda is not completed, to recess the meeting and continue on another specified date and time.

Pursuant to N.R.S. 241.020, 7, any restriction on comments by the general public must be reasonable and may be restricted to the time, place and manner of the comments, but may not restrict comments based on viewpoint. Citizens will be allowed to make public comment during each agenda item as well as at the formal Citizens to Address the Board of Councilmen agenda item at the beginning of the meeting.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of minutes of previous meeting(s) **FOR POSSIBLE ACTION**

DELEGATION:

5. Citizens to address the Council

Pursuant to N.R.S. 241.020,2 (c) (3), this time is devoted to comments by the general public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item.

NEW BUSINESS:

6. Elko County Manager, Amanda Osborne, to address the Board of Council regarding ad valorem property tax rates and how overlapping entities and districts impact each other's tax rates. **FOR DISCUSSION ONLY**
7. Discussion and possible action to authorize staff to submit CCCHP Grant for the El Rancho. **FOR POSSIBLE ACTION**
8. Discussion and possible action to approve USDA Revolving Loan Application for Spencer Fuller. **FOR POSSIBLE ACTION**
9. Discussion and possible action to approve or deny Special Liquor License for Mainstreet Mall Cinco De Mayo Event May 4, 2024. **FOR POSSIBLE ACTION**
10. Claims Committee Report and possible action to approve financial statement. **FOR POSSIBLE ACTION**

11. Councilmen's Report

This time is devoted to comments by Board members for general information or update Purposes and may include reports of involvement in liaison actives/meetings with matter raised under this item of the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item.

12. Staff reports

This time is devoted to comments by city Staff for general information or updates purpose. No action maybe taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a successive agenda and identified to be action item

13. Citizens to address the Council

Pursuant to N.R.S. 241.020,2 (c) (3), this time is devoted to comments by the general public, if any, and discussion of those comments. No action may be taken upon a matter raised under this item on the agenda until the matter itself has been specifically included on a successive agenda and identified to be an action item.

14. Adjournment

**MINUTES OF WELLS CITY COUNCIL
MEETING OF APRIL 9, 2024**

CALL TO ORDER

Date: Tuesday, April 9, 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
John 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 March 26, 2024. Micheli provided the second and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

Cathy Quinn asked what happened to the big sign at the old Pioneer Park? Pengelly stated it rotted and fell over. It has been taken to the shop and the guys will have to build a new sign. Quinn mentioned that she saw that the truck and horse trailer had been moved on Ninth Street and asked if anything else had been done about the unlicensed vehicles on Ninth Street. Pengelly stated he still needed to contact the other two owners.

Kim Ciniello who owns the W wanted to thank the Elko County Sheriff's Department for managing a previous domestic violence issue. Ciniello also wanted to discuss food truck alley that was held at the car show last year. Ciniello did not own the W last year but does this year and is trying to open the bar for food truck alley for the car show. Ciniello has a proposal and is asking that the fire department not sell alcohol during the street dance. Ciniello had a suggestion, which would give the fire department more money. Ciniello would pass the boot which is a fundraiser that fire departments do during the whole time she is open. Ciniello would also have jugs in front of the food truck alley, jugs at the bar, donate a portion of her proceeds and allow the fire department to have a free food vending place in the food truck alley if they do not sell alcohol during the street dance. The city would also prosper because the city sells business licenses and Ciniello would also be making more money. Quinn stated that is a tradition and asked why Ciniello wanted to do away with a tradition. Ciniello replied she was not trying to take tradition away from the city. The fire department would still be doing a fundraiser, not just selling alcohol in front of a place that has a lot more expenses to sell the alcohol.

Ciniello would provide lighting and food that was not there before. Last year, Ciniello stated if she had not done the food trucks and there were no lights, probably less people would have shown up and would have made less money plus Ciniello donated a bunch of money last year. It is also a security issue. Ciniello thinks the bar is probably looked at with more scrutiny than the non-profit fire department. If people are coming in with other alcohol, Ciniello will have to hire bouncers to check everyone's ID coming in and out. The fire department does not do that because they are a non-profit and know everybody, but she is still a business, so she must do that.

Ciniello was asked if she had a liquor license to which she stated no. Ciniello still needed to file. Savedra asked if Ciniello knew how long it takes to get a liquor license and the reply was yes. Ciniello has already talked to the sheriff's department who is waiting for her taxes. Ciniello also stated the sheriff's department allows a special permit, but she would have to go through another procedure with the city. If it is not done by the time of the car show, Ciniello could get a special permit just for the car show unless the city says no. Ciniello added if the city really does not want the W open, ok. Micheli asked Ciniello if she had insurance for her property and the answer was yes. Ciniello stated Jennifer Garrett got extra liability insurance last year just for the dance. Lots of extra stuff was also done last year. Ciniello paid for the handwashing station, redid the parking lot so no one would trip, had it well-lit and provided food. If the fire department wants to sell alcohol, Ciniello will figure out another way but did provide an awful lot last year and feels the fire department would make more money not selling alcohol at the street dance. Ciniello would rather donate to another charity like the Sheriff's Department or the Humane Society instead, but it was up to the council. Pollock stated it was not up to the council at this time and thanked Ciniello.

DISCUSSION AND POSSIBLE ACTION TO APPROVE TENTATIVE BUDGET FOR FISCAL YEAR 2024-2025

Nance stated the numbers are the same as they were at the last meeting. The only difference is it is in the state format to be submitted by the 15th. All ending fund balances are positive and the budget is balanced. Micheli made a motion to approve the tentative budget for the fiscal year 2024-2025. Savedra provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPOINT NEW MEMBERS TO THE CITY OF WELLS REVOLVING LOAN COMMITTEE

Pengelly began by explaining the revolving loan fund that is for small businesses. There is currently \$20,000 available at a low interest. There is no longer an active committee but two of the previous members are still willing to serve on the committee. Three other residents have agreed to serve on the committee as well. Jami Pollock and Buddy Welsh served previously. Craig Morgan, Valerie Boyer and Tammy Belcher are the three new members who are interested in serving on the committee. Pengelly stated that one application had been received for a small business. The committee will meet and review any new applications and make recommendations to the council. Goolsby made a motion to appoint the new members to the City of Wells Revolving Loan Committee. DelRio provided the second and the motion passed unanimously.

DISCUSSION AND POSSIBLE ACTION TO APPROVE RESOLUTION 24-02, A RESOLUTION CONFIRMING SANITATION SERVICE FEES AND LANDFILL DISPOSAL CHARGES (TIPPING FEES).

The increase is a 4.5% increase which amounts to \$.66 cents on a residential tipper cart and would be higher for larger garbage containers. Micheli made a motion to approve Resolution 24-02, a Resolution confirming sanitation service fees and landfill disposal charges (tipping fees). Savedra provided the second and the motion passed unanimously.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Goolsby made a motion to approve the Warrant Register dated March 26, 2024 through April 9, 2024 in the amount of \$134,182.03. Micheli provided the second and the motion passed unanimously. Goolsby again made a motion to approve the check register dated March 1, 2024 through March 31, 2024 in the amount of \$10,079.17. Micheli provided the second and the motion passed unanimously.

COUNCILMEN'S REPORTS

Savedra reported she attended a NNRDA meeting on March 27, 2024. There were not enough people for a quorum. Savedra wanted to say that Sheldon Mudd works so hard at this job and NNRDA is an amazing thing to belong to as a city. There are a lot of things in the works. April 10th will be a PTO meeting at 4 p.m. at the elementary school for any parents who want to attend. End-of-year activities will be planned. April 16th will be the comprehensive economic development strategy that NNRDA sponsors.

DelRio thanked Jason and the city crew for their work at the park because it looks amazing. All the sports are up and running so watch for children in the area.

Pollock began a couple of weeks ago, Pengelly contacted Pollock about an important issue. There was a Dr. Star, who was at the symposium in Odgen speaking to a congressional board about Wells and the hybrid clinic. Dr. Star was telling the congressional committee about the clinic, and they were interested. This group was so interested that Senator Rosen and Senator Cortez-Masteo asked to have a meeting with Dr. Star the following day. During this meeting, Dr. Star was informed there was a program in the works for potential funding for rural clinics and telehealth. This still must go through Congress, but Wells fits that mold perfectly. The deadline was Friday. There was an emergency zoom meeting to discuss where that potential funding could go, what was needed further to make our clinic better. There were great ideas for prescription access, more high-tech equipment like an EKG machine. Pollock was asked to write a letter to our senators and submitted the application for this funding. Hopefully, Wells can get more funding for the clinic.

STAFF REPORTS

Pengelly began that there is potential funding for the EE grant that Savedra brought up at the last meeting. Wells can request funding for an eligible project which could be used for the little league lights. Mike Rodriguez is getting quotes to do the lighting for the little league field and if there are any funds left, will move to the softball field. What cannot be completed this year will be budgeted for next year.

Pengelly received a call from the Nevada Division of State Parks regarding the land switch at the golf course years ago that should have never taken place. The Nevada Division of State Parks decided to add it to one of their conversion projects. Nevada State Parks had internal conversations and since they had some excess value banked, decided internally to apply some of the excess value to the Wells conversion, that way the splash pad project could move forward. The property by the pool that was parceled off, was tied to some property purchased in Ely so that it will be encumbered in perpetuity. For any future board member or city manager, that property can never be for anything other than recreation.

The transfer station will open April 24th. There will also be free clean-up week May 1st through the fifth and maybe again in August. Last week during spring break the \$1 swim at the pool was successful and busy. There were 149 swimmers. Pengelly would like to do this once a month.

The clinic phone number printed on the card was wrong. The correct phone number for the clinic is 385-297-6263. The clinic is open Tuesday and Thursday in April and will probably change to Monday and Thursday starting in May.

CITIZENS TO ADDRESS THE COUNCIL

Minutes of Wells City Council
Meeting of April 9, 2024

Quinn wanted to thank everyone here for all the effort put out for sports, the presentation done in Odgen has already paid off, Savedra and all the time she spends. Everything takes a lot of time and Quinn appreciates it. Quinn also suggested that regarding the clinic with the potential funding, it would be nice if someone could be hired to pick up prescriptions for the elderly. Quinn picks up prescriptions for a lot of people and could probably go to Elko every day of the week to pick up prescriptions. Pollock thanked Quinn for doing that and stated that availability of prescriptions was a topic of conversation. A prescription vending machine was discussed but no other details were discussed and was in the request for funding. Pollock said it is a great idea and will be mentioned during the next conversation. Pollock continued that during the grand opening, Tim asked everyone to be patient with them as this is all new and will work through it. Pollock had made a list of suggestions residents had mentioned to him that they wanted to see or could be done better. During the zoom call, there was a woman who was very in tune with what is going on with our clinic. Everything Pollock had written down, she mentioned before he had a chance to.

Ciniello asked how she could apply for the revolving loan as she had not heard about it before. Pengelly told her to come to city hall to get the packet then it will be given to the committee to review.

ADJOURNMENT

The meeting was adjourned at 7:35 p.m.

GARY POLLOCK, Mayor


ATTEST:

SAMANTHA NANCE, City Clerk

Agenda Item #7

Date of Meeting 4-23-24

NEVADA COMMISSION FOR CULTURAL CENTERS & HISTORIC PRESERVATION (CCCHP) GRANT APPLICATION

	NEVADA STATE HISTORIC PRESERVATION OFFICE	<i>SHPO Use Only</i>
Initials: _____ Received: _____		
Postmarked: _____ Delivery Svc: _____		

APPLICATION COVER PAGE This unaltered form must be submitted as the cover page for the application. Do not staple or bind application documents.

Grant Cycle Year(s) 2024-2025

Applicant Organization: City of Wells
 EIN (Taxpayer Identification Number): 88-6000204
 Mailing Address: PO Box 366
 City: Wells County: Elko ZIP: 89835
 Project Contact: Jason Pengelly Title: City Manager
 Daytime Phone: 775-752-3355 Evening Phone: 775-752-3355
 Fax: _____ Email: citymanager@cityofwellsnv.com

Historic Property Name: El Rancho Hotel and Casino Date Built: 1947
 Property Owner Name and Address: City of Wells
 Project Address: 1629 Lake Street
 City: Wells County: Elko ZIP: 89835
 Property Insured: Yes; please enclose one copy of policy No; please explain: _____

Project Title: El Rancho Revitalization
 Project Type: Rehabilitation/Construction Planning/Construction
 Architectural/Engineering Study/Construction

Project Synopsis (Brief):

This phase of the project will be for water, sewer, insulation, and sheet rocking of the main floor only.

Proposed Start Date: 9/1/2024

Proposed End Date: 3/1/2025

Project Budget Summary:	
Amount Requested:	<u>\$ 90,000.00</u>
Proposed Match:	
Cash:	_____
In-Kind/Donations:	<u>\$ 10,000.00</u>
Total Project Budget:	<u>\$ 100,000.00</u>
If Applicable, Minimum Amount Requested _____	

_____ Applicant's Authorized Signature*
Name: <u>Gary Pollock</u>
Title: <u>Mayor</u>
Date: <u>4/23/2024</u>

***Sign in blue or black ink. Application packets without original signatures will be considered incomplete.**

NEVADA COMMISSION FOR CULTURAL
CENTERS & HISTORIC PRESERVATION (CCCHP)
GRANT APPLICATION



NEVADA
**STATE HISTORIC
PRESERVATION OFFICE**

APPLICATION COVER PAGE Cont.

Handbook Verification Form

- I HAVE READ THE CCCHP GRANT HANDBOOK, AND
- I HAVE COMPLETED THIS CCCHP GRANT APPLICATION, AND
- I CERTIFY THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Applicant's Authorized Signature*

Name: Gary Pollock

Title: Mayor

Date: 4/23/2024

*Sign in blue or black ink. Application packets without original signatures will be considered incomplete.

NEVADA COMMISSION FOR CULTURAL
CENTERS & HISTORIC PRESERVATION (CCCHP)
GRANT APPLICATION



NEVADA
STATE HISTORIC
PRESERVATION OFFICE

APPLICATION COVER PAGE Cont.

Application Checklist

Directions: Assemble the application in the following order and initial in blue or black ink on the lines to confirm that each of the required components are included in the application package.

1. Cover Pages

- X Application Cover Page
- X Handbook Verification Form
- X Application Checklist

2. Project Narrative

- X A. Questions (No more than 5 pages)
- B. Supplemental Material**
 - X A paragraph (200 words maximum) describing the current or intended future use of the property and cultural center programming.
 - X County Assessor print out showing the current owner of the property with the APN number
 - X Photographs of all exterior elevations with views and all major rooms and project rooms, identified and keyed to a site plan
 - X Organization's information including:
 - Articles of incorporation, mission statement, length of time established, and history
 - A list of current board members
 - Long-range plan including information on how frequently the plan is updated
 - If applicable:
 - A list of activities for the past fiscal year
 - A detailed report on current CCCHP grant status as well as the outcome of previous CCCHP grants
 - A current list (last three years) of all grants and additional funding, including amounts the organization has or will receive

3. Budget

- X **Detailed Budget**
 - Completed Budget Form
 - Attached itemized lists and/or contractor quotes that break down labor and material costs
- X **Audit**
 - Most recent audit for the organization. If there is no audit, provide an explanation of why an audit was not completed and how bookkeeping is managed.
- X **Insurance**
 - Proof of insurance for the property or a justification for why there is no insurance
- X **Resumes**
 - All principal professionals involved in planning, design and management of the proposed project

_____ **Initial to confirm that the applicant understands that applications lacking any of the required information listed above are ineligible for review by the Commission.**

Project Narrative:

The City of Wells continues the restoration of the El Rancho Hotel and Casino which was badly damaged in the 2008 earthquake. This property has always been a cornerstone for activity in downtown Wells. John Quilici built the building as a place for gaming, fine dining, and bar activities specifically for sportsmen and local cowboys. In doing so, this establishment created memories for generations to come. The property speaks to the 1940s and 50s in its architecture, but also in its murals, classic front and back bar, hardwood floors, and classic knotty pine dining area.

Over the past several years the City of Wells has completed all the earthquake stabilization including framing, blocking of trusses, repairing broken trusses, replacing the membrane roof, repairing the neon letter signage, and the lighting on the front of the building. With the last cycle of CCCHP funding the city was able to complete the electrical design and replacement on the first floor. That phase of the project included new 3 phase power and transformer from the power pole to the meter head on the building with emergency shut off capability. The 3-phase power was then ran to 5 new circuit breaker panels throughout the basement and main floor of the building. All new electrical wire ran through usable conduits and well as new conduits installed where necessary. The wire was then ran to all new lights, GFI outlets, 4 – 240 volt heaters, and a new electrical feed for an electrical water heater. New light fixtures were installed throughout the main floor. An inside switch was wired in leading up to the original neon sign on the top of the building for hook up at a later date once the sign has been repaired for use.

This cycle of funding will be used for new water plumbing and water connections, new sewer and sewer connection and insulation of the building's main floor. Proposed work will include removing and replacing old one-inch water and four-inch sewer line laterals from connections at water and sewer mains outside the building. This work will also include removing and replacing all copper and galvanized water piping and fittings. In addition, old cast iron sewer lines on both the basement level and main floor will be repaired and/or replaced where needed and stubbed for future extensions on the second floor. Work will also include insulating the main level floor including the ceiling, floor, and walls. Work will also include sheet sheering and sheet rocking walls that were framed in for pinning bricks during the stabilization efforts. Lastly, if funding allows we would like to start on repairing and replacing flooring on the main level.

Once complete, the building will be used as a Community Center, bringing it back to the entertainment hub it once was. Annual events and fundraisers, classes, meetings, weddings, parties have been and will be common activities this building will be used for. Since this building was affected in the earthquake our community has lacked a common "party" location and we are excited to offer that once again.

The City of Wells is responsible for management of the building as well as the upkeep and on-going expenses. The Board of Council has always supported this restoration and saving the downtown building as they all remember the past activities too. The City not only owns the building but takes personal responsibility for the building as we are very proud of it and its history to our community.

Thus far, the City of Wells has benefited from a CDBG grant (\$150,000) as well as 2 CCCHP grants (\$170,000). Nevada Gold Mine donated \$25,000 towards the project in 2021. The Public Works Department has spent countless hours (1440+) removing the interior drywall, removing the front porch

structure, stabilizing the roof and walls during reconstruction, removing carpet and inoperable AC and heating systems.

The Society for the Preservation of Western Heritage is also located right beside this building and hosts the California Trail Interpretive Center as well as the Heritage Park across the street. This area already hosts outdoor activities such as Farmer's Markets, Holiday activities and parades, flea markets and yard sales. The building is commonly photographed by tourists driving through and is well known by many. The opportunity to allow those visitors inside the building is closely becoming a reality as construction continues.

The El Rancho was gifted to the City of Wells by Margaret Gene Kaplan with the understanding that the building will always be used a community entertainment hub. She lived to protect the history and historic significance of Wells. As the electrical work is complete the plumbing, drywall, and flooring are the next steps to opening once again. In the long term, the City will continue to find materials to return the front of the building to its original look. Lastly, the building is being nominated to the historic register so that we can ensure in presence for many more generations to come.

All previous grants have been expended and closed out.

Current Board Members:

Gary Pollock – Mayor (2 year into term) Mayor Pollock was raised in Wells, Nevada. He is currently an equipment operator and laborer for Elko County.

John Goolsby – Vice Mayor. Councilman Goolsby has lived in Wells with his family for approximately 10 years now. He works as a Nevada Highway Patrolman. He actively partakes in the community through several boards and coaching opportunities.

Laura "Nikki" DelRio – Councilwoman. Councilwoman DelRio was born and raised in Wells, NV. She is a teacher at Wells Combined Schools. Her family ties to this community go back years.

Chris Micheli – Councilman. Councilman Micheli currently works for Nevada Department of Transportation. He too was born and raised in Wells. He and his family have made a legacy for themselves by hosting our Annual Car Show and Fun Run.

Beth Savedra – Councilwoman. Councilwoman Savedra made Wells her home several years ago raising her family here. She is an active member of our local PTO assisting in raising the children of our community.

	2024	2023	2022	2021	2020	2019	2018
Taxable Value	\$11,418	\$6,909	\$6,100	\$6,034	\$6,049	\$5,891	\$5,720
Net Exemptions Value	\$3,996	\$2,418	\$2,135	\$2,112	\$2,117	\$2,062	\$2,002
Net Assessed Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Official Record	Date	Type	V/I (Vacant or Improved)	Dcl Value (Declared Value)	Ownership	Red Flag
0 733143	733143	2017-11-17		Improved	\$1	Grantor: KAPLAN, MARGARET Grantee: WELLS, CITY OF	
0 599068	599068	2008-06-30		Improved	\$2	Grantor: KAPLAN, GENE & MARGARET Grantee: KAPLAN, MARGARET	
0 2000-4936	2000-4936	2000-02-28		Improved	\$139,000	Grantor: COBB, CHARLES K AKA CORBE, CHUC Grantee: KAPLAN, GENE & MARGARET	
0 2000-4934	2000-4934	2000-02-28		Improved	\$60,000	Grantor: EL RANCHO VENTURES INC Grantee: COBB, CHARLES K AKA CORBE, CHUC	
0 200004936	200004936	2000-02-28		Vacant	\$139,000	Grantee: KAPLAN, GENE & MARGARET	
0 200004934	200004934	2000-02-28		Vacant	\$60,000	Grantee: COBB, CHARLES K AKA CORBE, CHUC	
0 646-410	646-410	1988-10-13		Improved	\$75,000	Grantor: NULL Grantee: EL RANCHO VENTURES INC	
0 064600410	064600410	1988-10-13		Vacant	\$75,000	Grantee: EL RANCHO VENTURES INC	

Buildings

Building # 1, Section # 1, EL RANCHO MOTEL, Restaurant

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt (Year Built)	WAY (Weighted Average Year)	Other % Dpr	Normal % Dpr	% Cond	Value
COMM (COMMERCIAL)	350 (Restaurant)	11678	\$18,372	1948	1948	0.00%	75.00%	25.00%	\$4,593

Structural Elements

Subareas

Type	Description	Code	Details
EW_C	EXT WALL-Commercial	1	Default
HEAT_C	HEAT-Commercial	603	Forced Air
ST	Number of Stories (COMM)	2.00	
WH	Average Wall Height (COMM)	10.00	

Type	Gross Area	Percent of Base	Adjusted Area
GBA (GROSS BUILDING AREA)	11,678	100%	11,678

Building # 1, Section # 2, REST/BAR/OFFICE/APT. Basement, BASEMENT UNFINISHED - COMMERCIAL

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt (Year Built)	WAY (Weighted Average Year)	Other % Dpr	Normal % Dpr	% Cond	Value
COMM (COMMERCIAL)	703 (BASEMENT UNFINISHED - COMMERCIAL)	0	\$2,548	1948	1948	0.00%	75.00%	25.00%	\$637

Structural Elements

Type	Description	Code	Details
HEAT_C_BT	HEAT Comm Basement	3003	Default Heating
WH	Average Wall Height (COMM)	9.00	
BL	Basement Levels (COMM)	1.00	

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
703 (BASEMENT UNFINISHED - COMMERCIAL)	5,625	100%	5,625

Extra Features

None

Land Lines

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Sq Ft	Total Adj	Value	Notes
400	General Commercial	GC			1.00	SITE (Override Value)	0.13	5,625	1.00	\$6,188	

Personal Property

None

Disclaimer

All parcel data on this page is for use by the Elko County Property Appraiser for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Elko County Assessor's Office as of April 17, 2024.

**NEVADA COMMISSION FOR CULTURAL
CENTERS & HISTORIC PRESERVATION (CCCHP)
GRANT APPLICATION**



NEVADA
**STATE HISTORIC
PRESERVATION OFFICE**

APPLICATION BUDGET

APPLICANT: City of Wells

1. Personnel: CCCHP Grant funds cannot be used to compensate personnel. Match is limited to work related to the grant project.

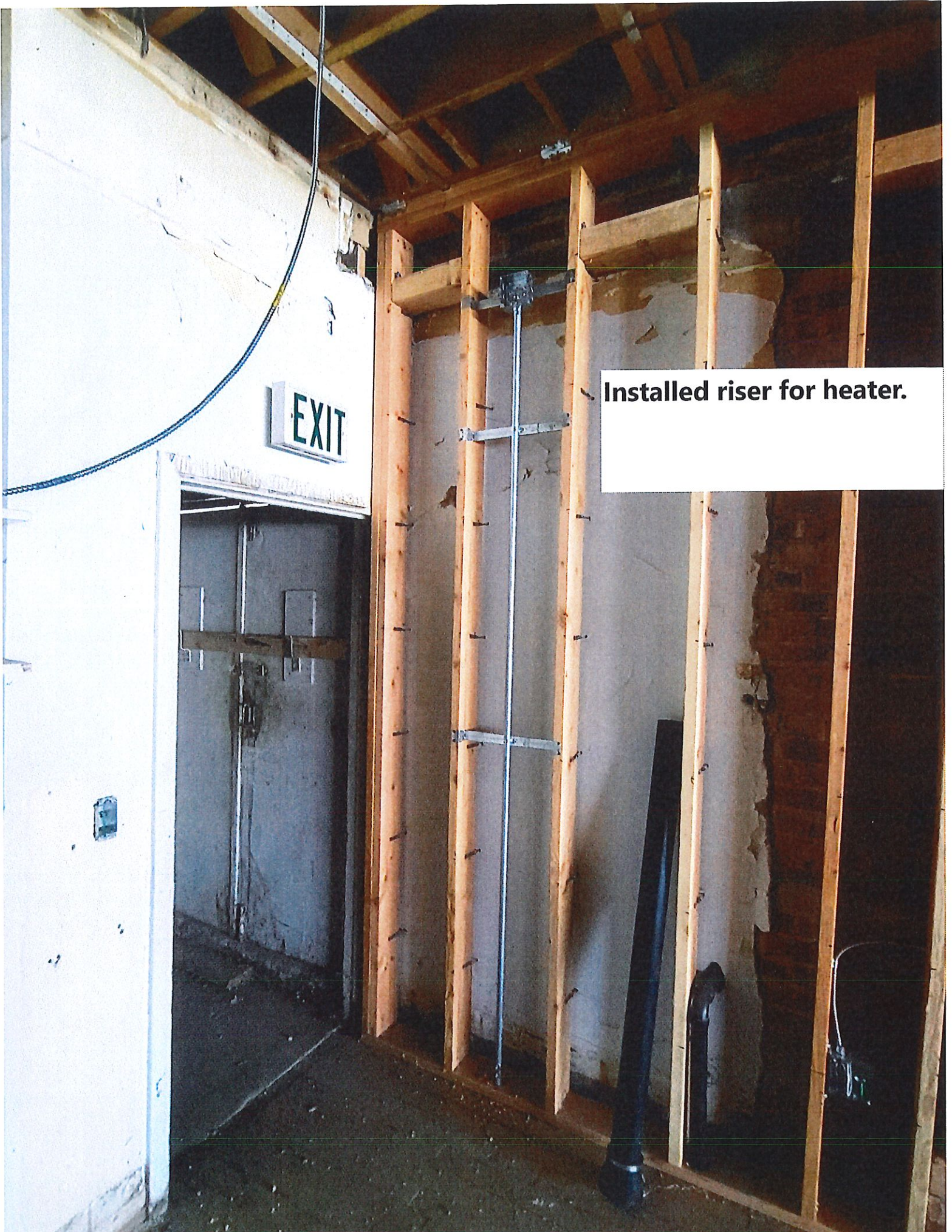
	Position Title	Hours	Hourly Rate (HR)	Does HR include fringe benefits?	% of HR that is fringe benefit	Amount of fringe benefit	Match (Non-CCCHP Grant)
a.							\$ 0.00
b.							\$ 0.00
c.							\$ 0.00
d.							\$ 0.00
e.							\$ 0.00
f.							\$ 0.00
g.							\$ 0.00
h.							\$ 0.00
i.							\$ 0.00
j.							\$ 0.00
						Sub-total:	\$ 0.00

2. Travel: CCCHP Grant funds only cover travel for contracted service providers. This can be companies or individuals. Travel expenses must follow U.S. General Service Administration (GSA) rates.

	Contracted service provider	Match	CCCHP Grant	Total Amount
a.				\$ 0.00
b.				\$ 0.00
c.				\$ 0.00
d.				\$ 0.00
e.				\$ 0.00
f.				\$ 0.00
g.				\$ 0.00
h.				\$ 0.00
i.				\$ 0.00
j.				\$ 0.00
Sub-total:		\$ 0.00	\$ 0.00	\$ 0.00

EXIT

Installed riser for heater.





**Second riser for
heater on main floor.**





**NEVADA COMMISSION FOR CULTURAL
CENTERS & HISTORIC PRESERVATION (CCCHP)
GRANT APPLICATION**



NEVADA
**STATE HISTORIC
PRESERVATION OFFICE**

APPLICATION BUDGET Cont.

APPLICANT: City of Wells

4. Operating: List estimated operating expenses relating to the proposed project.

Note: CCCHP Grant funds cannot be used for administrative costs.

	# of	Rate	Flat Rate	Match	CCCHP Grant	Total Amount
a.	Photocopying					\$ 0.00
b.	Film and Processing					\$ 0.00
c.	Maps					\$ 0.00
d.	Postage					\$ 0.00
e.	Telephone					\$ 0.00
f.	Utilities					\$ 0.00
g.	Supplies (specify)					\$ 0.00
						\$ 0.00
						\$ 0.00
						\$ 0.00
						\$ 0.00
h.	Other (specify)					\$ 0.00
						\$ 0.00
						\$ 0.00
				Sub-total:	\$ 0.00	\$ 0.00
						\$ 0.00

5. Other (please specify or attach detailed budget):

	Rate	Match	CCCHP Grant	Total Amount
a.				\$ 0.00
b.				\$ 0.00
c.				\$ 0.00
d.				\$ 0.00
e.				\$ 0.00
f.				\$ 0.00
g.				\$ 0.00
h.				\$ 0.00
i.				\$ 0.00
		Sub-total	\$ 0.00	\$ 0.00
				\$ 0.00

**NEVADA COMMISSION FOR CULTURAL
CENTERS & HISTORIC PRESERVATION (CCCHP)
GRANT APPLICATION**



NEVADA
**STATE HISTORIC
PRESERVATION OFFICE**

APPLICATION BUDGET Cont.

APPLICANT: City of Wells

6. Section #1- 5 Subtotals:

		Match	CCCHP Grant	Total Amounts
1.	Personnel	\$ 0.00		\$ 0.00
2.	Travel	\$ 0.00	\$ 0.00	\$ 0.00
3.	Contractual Services	\$ 10,000.00	\$ 90,000.00	\$ 100,000.00
4.	Operating	\$ 0.00	\$ 0.00	\$ 0.00
5.	Other	\$ 0.00	\$ 0.00	\$ 0.00
	Sub-total	\$ 10,000.00	\$ 90,000.00	\$ 100,000.00

7. Requested CCCHP Grant Total: \$ 90,000.00

8. Potential Match: \$ 10,000.00

9. Proposed Project Costs Grand Total: \$ 100,000.00

Note: For assistance with completing the budget, please refer to the CCCHP Grant Handbook.

Topics

- Match
- Procurement of Goods, Services, & Contracts

Forms

- Value of Donated Material
- Value of Donated Equipment
- Value of Donated Labor

El Rancho Estimate 3/28/24

- 1) ceiling 2742 SF, 1x4 stripping. \$ 9,224.⁰⁰
 - 2) ceiling Insulation 4002 SF R-30 \$ 18,416.⁰⁰
 - 3) ceiling Tile. 4002 SF \$ 32,802.⁰⁰
(may not find original)
 - 4) walls. 916 SF Insulate R-21 \$ 3,844.⁰⁰
 - 5) walls 916 SF sheetrock, insulate, Hang 5/8 Rock.
Tape & Finish, (no paint) \$ 16,238.⁰⁰
 - 6) Rough plumbing as per plan \$ 33,000.⁰⁰
(excludes Hot water heater)
- Total \$ 113,524.⁰⁰

Note: Material cost may change.

Ch. O. Dixon

DIXON BUILDERS
General Contractor and Concrete
NV. LIC # 0031844 C-5 LIC # 0031843
P.O. Box 731
Wells, NV 89835
775-752-3634

Labor NOT Based on Prevailing Wages



Venting Extensions / Roof Welding FLASHING ON Membrane

47 East 200 North
Ephraim, Utah 84627
(801) 910-1925
Box 580 Tooele Utah 84074
(800) 491-3942

March 15, 2024

Jason Pengelly
Wells City Manager
Wells Nevada

citymanager@cityofwellsnv.com (775) 752-3355 Mobil (775) 340-5368

RE: **Roof Stack Vent Flashing** bid for the **El Rancho wells nv**

We appreciate the opportunity to provide you with a quote for the above-mentioned project. The quoted price includes:

- Clean and Prepare roof area's for vent pipe install. Wells city maintenance will mark area's where the vent holes are to be cut into the roofing and roof deck.
- Cut openings where marked, in the roofing and roof deck for vent pipes to be run through by Wells City Maintenance.
- Repair any area's that sustain damages or have to be modified during the project.
- The flashing of all the new vent pipes, (Approx. 13) with Duro-Last membrane pre-fabricated flashings, to maintain the Duro-Last membrane manufacturer's warranty. *(Install to Manufacturers specification)*
- All labor performed by factory trained personnel.

TOTAL BID PRICE: \$3,449.00


The above bid is valid through July 2024. It is assumed that the roof deck and structural systems are sound.

Thank you for considering this proposal. If I can answer any questions, please call me at your convenience, 1-801-910-1925. **E-mail contract to russscba@yahoo.com**

Russell L. Nielson
Broken Arrow Construction Corp.
(Roofing Division)

Approved _____

Date _____



RUSS NIELSON
INDUSTRIAL & COMMERCIAL
FLAT & LOW SLOPED
ROOFING SPECIALISTS

AK LIC# 20706
AZ LIC# 104542
CA LIC# 741858
ID LIC# 10596-AAA-4-3
IL LIC# 104-010531
MT LIC# 0464
NM LIC# 058288
NV LIC# 0034526
OR LIC# 82273
UT LIC# 04272641-SS01
WA LIC# BROKERO042M2

CORPORATE: 1 (800) 491-3942
MOBILE: (801) 910-1925
E-MAIL: Russscba@yahoo.com

NEVADA PUBLIC AGENCY INSURANCE POOL
CERTIFICATE OF PARTICIPATION
issued to

Wells, City of

The Nevada Public Agency Insurance Pool (hereinafter NPAIP) certifies that the above-mentioned entity is a participating Member of NPAIP for the period beginning July 1, 2023 expiring July 1, 2024.

As a participating member, this entity is entitled to all the rights, privileges and protections and subject to all the duties and responsibilities under the Interlocal Cooperative Agreement and Bylaws of NPAIP and the coverage forms issued by NPAIP.

The following coverage forms apply to NPAIP and its Members:

Nevada Public Agency Insurance Pool Coverage Form: # NPAIP20232024

The lines of coverage and key limits of liability afforded to NPAIP members, subject to the coverage application and subject to additional sublimits as stated in the NPAIP Coverage Form, are summarized as follows:

Property/Crime/Equipment Breakdown

Blanket Limit per schedule of locations	\$ 300,000,000 per loss
Sublimit for earthquake coverage	\$ 150,000,000 annual aggregate
Sublimit for flood coverage	\$ 150,000,000 annual aggregate
Sublimit for flood coverage zone A	\$ 25,000,000 annual aggregate
Sublimit for Equipment Breakdown, Boiler & Machinery	\$ 100,000,000 each accident
Sublimit for Money & Securities including Dishonesty	\$ 500,000 each loss


Casualty

Bodily Injury, Property Damage, Personal Injury, Employment Based Benefits Administration, Law Enforcement Activities, and Wrongful Acts	\$10,000,000 per event \$10,000,000 annual aggregate
--	---

Certain sublimits apply. All sublimits are a part of and not in addition to the Limits of Liability.

Participating member's Maintenance Deductible of \$500 for each and every loss and/or claim and/or event.

This certificate is not a contract of insurance and does not bind NPAIP as such. The coverages provided will be governed by the terms and conditions of NPAIP Coverage Form and by the Interlocal Cooperative Agreement and Bylaws of NPAIP; and all claims, questions or disputes will be settled by reference to the same.


Wayne E. Carlson, MBA, CPCU, ARM
Executive Director

Jason Pengelly

PO Box 602 Wells, NV 89835

(775) 340-5368

citymanager@cityofwellsnv.com

Education Wells High School, Wells, Nevada June 1988.
State of Nevada Water Certified
NDEP Wastewater Certified
Airport Manager Certified

Work Experience City of Wells Wells, Nevada Nov. 2022-Present
City Manager/Public Works Director

- Manages all city departments including approximately 15 employees
- Works closely with Auditor's on an annual basis
- Works closely with financial department on budget
- Continually stays in contact with Board of Council reporting activities and issues around the community.
- Prepares and submits grants as needed.
- Operates the building department for all permitting and inspections.

City of Wells Wells, Nevada June 2016-Nov. 2022
Public Works Director

- Managed all public works operations including water, sewer, and sanitation.
- Assisted in making and followed approved budget.
- Licensing and reporting for all public works departments.
- Managed crew of 6 public works employees

City of Wells Wells, NV Sept. 2005-June 2016
Laborer/Maintenance

- Operated heavy equipment
- Water and sewer operator
- Building maintenance including repairs and all construction on city buildings.

Additional Skills

- Great communication skills, experienced in public speaking and presenting, works wells with co-workers, customers, punctual, willing to learn new things, quick learner.

References

- Mike Rodriguez (Wells Rural Electric) 775-752-0261
- Ricky Morgan (Roadway Towing and Repair) 775-752-0690

Agenda Item #9

APPLICATION FOR LIQUOR LICENSE

Date of Meeting 4-23-24

April 11, 2024

TO THE HONORABLE BOARD OF COUNCILMEN OF THE CITY OF WELLS, COUNTY OF ELKO, STATE OF NEVADA

STATE OF Nevada)
)
COUNTY OF Elko)
)

Pursuant to Title 3, Chapter 3 of Wells City Code, the undersigned, being first duly sworn, deposes and says:

That I do hereby apply for a

Retail (Bar) Packaged (For consumption off-premise, i.e. Grocery Store) Wholesale Special Events
(Check type of license)

Liquor License at Mainstreet Mall, 579 Sixth St. in the City of Wells,
(Street Address)

such business to begin on the 4 day of May, 2024, that I, hereby state that no business has been carried on at said place by the undersigned without having first obtained a license do to so, and that I hereby promise that if said license be granted, I shall and will comply with all the ordinances of the said City of Wells now in effect, or which may be hereafter enacted for the control and regulation of such business, and this promise and covenant shall be deemed once of the considerations passing to the City of Wells for the granting of such license.

[Signature]
Applicant

Subscribed and sworn to before me this 11 day of April, 2024.

[Signature]
City Clerk or Notary Public

Approved and granted by the Board of Councilmen this _____ day of _____, 20____.

City Clerk

APPLICATION FOR LIQUOR LICENSE
UNDER TITLE 3, CHAPTER 3 OF WELLS CITY CODE

Said license is to be issued in the name of

Wells Mainstreet Program

(Name of Business)

Applicant is a(n)

Individual Partnership Association/Organization Corporation Fraternal, Social or Civic Club

The following are the names, titles and information of the persons owning said business (individual, officers, directors, stockholders or agents):

Name	Title	Address	DOB	SSN#
Jolene Supp	Pres	P.O. Box 487		
Leslie Lotspeich V	Pres			

The following is a listing of business or occupations during the past five years:

Name	Business/Occupations

I hereby make application to the City of Wells Board of Councilmen for a _____ Liquor License.
I have read the ordinances of City of Wells, Nevada, which regulate the conduct of such license.

Wells Mainstreet Program

Applicant

April 11

Date

Received \$ _____,
license fee for Fiscal Year 20__ - 20__.

City Clerk



MAINSTREET MALL PRESENTS

CINCO DE MAYO FOOD & FUN

EVERYONE WELCOME
SHOP WITH BUSINESSES & VENDORS
FOOD ~ DRINKS ~ ICE CREAM

MAY 4 | 2PM TIL DARK
573 6TH STREET
WELLS, NV

Wells High School football team
will be serving chorizo and
MARGARITAS!

Come stop by and have some fun!

