

**MINUTES OF WELLS CITY COUNCIL
MEETING OF MAY 14, 2024**

CALL TO ORDER

Date: Tuesday, May 14, 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
Laura Moore-DelRio, Councilwoman
Chris Micheli, Councilman
CR Beth Savedra, Councilwoman

Absent: Jonathan Goolsby, Vice-Mayor

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 April 23, 2024. Micheli provided the second and the motion passed unanimously.

CITIZENS TO ADDRESS THE COUNCIL

There were none.

**DISCUSSION AND POSSIBLE ACTION TO AWARD BID FOR CDBG/OSG
SHOSHONE SIDEWALK, CURB AND GUTTER PROJECT OR TO GO OUT TO
RE-BID THE PROJECT**

Pengelly stated that two bids were received. The bid from Element Construction was \$1,483,695 and Great Basin Engineering's bid was \$1,539,986. Element is the lowest bidder, but Great Basin has preferential status in the State of Nevada. If the bid is under five percent, Great Basin would be awarded the project. These bids were \$316,000 over the amount of the grant. The engineer had estimated this project to cost 1.1 million. Pengelly recommends the bids be rejected and re-bid the project at a smaller scope with some addendums. If a block and a half is removed from the plan, then we can add on as we go. This grant money can be extended to September of next year.

The OSG stormwater grant is good for three years. OSG was contacted the day the bids were opened and were informed of the shortage and asked if there was more money available. OSG gave another \$165,000 on top of the \$630,000 for a total of \$795,000 but is still \$316,000 short. It could be done if the whole street budget was used but then no repairs or paving would be done for other streets. The engineer would have to write up the new project, it would be posted in the paper and would be out for bid for thirty days. Pollock thinks we need to go out for a rebid as soon as possible because this project is not going to get any cheaper. Micheli made a motion to reject the two bids received from Element and Great Basin and to go out to rebid on the CDBG project for the Shoshone sidewalk, curb and gutter project. Savedra provided the second and the motion passed unanimously.

DISCUSSION AND REVIEW OF FISCAL YEAR 2024-2025 FINAL BUDGET

Nance stated this is the first review of the final budget. The only change was the numbers were received from Pool n Pact for the insurance policy. It increased approximately \$5,000 across the board. More was budgeted in the streets due to the Shoshone project and those numbers could change. Nance had the council go to page six of the budget to give an overview of every fund in the budget showing the ending fund balance. The existing debt is shown on page 44 which includes the two water meter loans from 2008 and 2013 which will be paid off in a few years. The medical center x-ray machine should be paid off within a year and a half and the excavator will be paid off this September with one more payment. This payment will then go to the back truck that will need to be purchased so no new debt will be taken on.

DISCUSSION AND POSSIBLE ACTION TO ENTER INTO A LETTER OF UNDERSTANDING WITH NDOT REGARDING SNOW FENCE ON CITY OF WELLS PROPERTY

Pengelly began that the district engineer for NDOT and Jim Hylton contacted the city about wanting to put up a snow fence across the trap range property on US 93. This would be a three-quarter mile section. A map was available showing the location. It would be two hundred and eighty feet from the pavement. Maintenance on the fence would be done by NDOT as well as keeping the weeds clear. This would not obstruct any of the signage. DelRio commented that US 93 is so dangerous, anything that can be done to help would be great. Pollock mentioned that the trap range is not used a whole lot during the winter. Pollock and Savedra feel the same about making 93 safer. DelRio

made a motion to enter into a letter of understanding with NDOT regarding a snow fence on City of Wells property. Micheli provided the second and the motion passed unanimously.

REVIEW, DISCUSSION AND FIRST READING OF ORDINANCE NO. 243, AN ORDINANCE AMENDING TITLE 6, CHAPTER 5, SECTION 3 OF THE WELLS CITY CODE ENTITLED NUISANCES, DUTY OF MAINTAINING PROPERTY; OFFENSES; REMEDIES, BY ADDING “F” THEREIN TO PROVIDE FOR CIVIL PENALTIES TO BE SET BY COUNCIL RESOLUTION

Mayor Pollock read the first part of the ordinance. Pengelly stated that to be able to set fees and penalties for the city to write a ticket, there is a need to know what the ticket will cost but will be under \$1,000 for misdemeanors. This section needed to be added to give the city council that authority to set the fees. After the second reading, a resolution to set fees will be written. DelRio asked if there would be different fees for removing vehicles and garbage or if it would just be general. Pengelly thought it should be more general because there are so many different violations. An offense would need to be defined. Pollock would like us to look at the neighboring cities and see how their fee schedule is structured and if it is tiered.

DISCUSSION AND REVIEW OF CITY OF WELLS PROPOSED CITY PARK ADDITIONS

DelRio had this plan drawn up a couple of years ago. DelRio stated the city has beautiful facilities. Divisionals were held in a different city and the fields that were played on were not ADA compliant. The city facilities are gorgeous compared to surrounding areas. DelRio thinks Wells has a lot to offer but there are things that need to be addressed. The tennis court could be turned into a pickle ball court, add some lights, fence in the basketball court and put in new hoops. There are always kids playing basketball but there are also kids running into the street to chase the basketball. If there was lighting, kids would be there. Existing things could be used.

The backstops are already in place on the soccer field. Stewart suggested plugs be put in place on the soccer field then bases could be added. This could turn it into a multipurpose area. Pengelly’s concern with the bases and the plugs is kids pulling the plugs and someone getting hurt. Pengelly stated they used to make bases that had spikes on the bottom that would be temporary and safer. DelRio thought the Little League could pay for those instead of the city. Pollock thought the way the backstops are set up should be flipped due to the incline of the field in the one corner so the incline part would be in the outfield. DelRio added that the Boys & Girls Club wants to bring soccer to Wells.

Pollock also mentioned discussions of putting another bathroom in the same area between the soccer field and the city softball field. That would make it even better. Pengelly stated the last cost was \$250,000 for two bathrooms. DelRio thinks with the backstops now in place, the other side of the park needs worked on where the tennis court and basketball courts are. Pengelly has a quote to get the tennis court recoated and restriped

for pickle ball and new basketball hoops and poles. DelRio thinks once little league is over, if the basketball court is there, it will be used. Pengelly stated in measuring that side out, there is not enough space to be able to have pickle ball, basketball and batting cages that is illustrated in the drawing. DelRio thought if the paved parking in the drawing was excluded, more space would be available. Pengelly stated there were lights there at one time, but he was told to remove them because they bothered the neighbors, so electricity is there. If the poles were put on the other side, it would solve that problem. There is also an existing volleyball court that would need some sand added.

Pengelly asked if the board wanted him to move forward in getting the tennis court recoated for pickle ball. DelRio added that pickle ball is very popular and thinks people will be happy if the court was fixed up. Pollock thinks our park is the gem of our town and anything to improve that area would be good. Pollock asked how things were in the budget as far as recoating the tennis court. Pengelly stated he had already included it in the budget. Pengelly thought it would be cheap to redo that area, but it would take time. DelRio has been wanting this for some time, presented this drawing pre-COVID and is excited to see it being brought back and moving forward. This would be for after July 1st. Pollock will check into grants through the little league for the bases for the new practice field.

CLAIMS COMMITTEE REPORT: ACTION TO APPROVE FINANCIAL STATEMENTS

Micheli made a motion to approve the check register dated April 1, 2024 through April 30, 2024 in the amount of \$57,121.00. DelRio provided the second and the motion passed unanimously. Micheli made a motion to approve the Warrant Register dated April 25, 2024 through May 14, 2024 in the amount of \$225,022.55. DelRio provided the second and the motion passed unanimously.

COUNCILMEN'S REPORTS

Savedra stated she attended the ECSD Capital Improvement planning committee meeting. Wells was not on the list for any improvements being budgeted. Savedra discussed Wells and Savedra was asked for a list of the most pressing things for both schools. Savedra talked to some teachers and the principal and started the list. The list was emailed to the superintendent and Savedra told him one of her priorities is to redo the track but it is not on the top of the list. Savedra gave that list to Pengelly and DelRio to look it over and to add anything they may think is needed so she can have it for the July 2nd meeting. Savedra stated anyone who sees anything that is needed should contact her so she can make them aware. DelRio asked Savedra to add the ADA bathroom at the elementary school as well as a lunchroom facility at the high school. The kids need a safe place to eat lunch for the entire lunch period. The kids at the high school are locked out of the school at lunch. It would be great if there was a place for them to sit and eat lunch. Savedra can't believe that has not been a priority already. Savedra mentioned the meeting with NNRDA but will let others report on it. Savedra also wanted to thank Pengelly and the staff for the new chairs.

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Micheli announced that the street dance and burnout contest will be moved for the car show this year. It will be moved up to between the park and the football field. That way, it keeps the vendors where they are at, they won't have to move, and they can stay open. Everything will be in one place instead of coming down to main street, making a mess and having to come the next morning to clean it up. It is also a lot safer with traffic. It is easier to close a street in town than close a highway.

DelRio stated softball is over, little league is still going strong. Mail in ballots should have been received. Voting is between May 25th and June 11th, make sure and vote.

Pollock stated that the city hosted six members from Project Pennywise who is looking at building a facility in our industrial park. It would be very clean and add eighteen to twenty good paying jobs with the possibility of expansion. This business has operations on five different continents, and this facility would help them expand to the west coast. One of the stipulations is the ability to build a rail spur. Sheldon Mudd from NNRDA stated it may need franken funding which is little pieces from everywhere to get this facilitated. This company has long standing ties with Union Pacific and Rail Pros has been looking into building the rail spur. The rail spur would be beneficial and would also attract other businesses. The facility would treat power poles in a cylinder chamber. The poles would be treated, stacked and then shipped out. The chemical used is a diesel-based chemical. This facility is fully enclosed and redundant safety measures are in place to protect the groundwater. Everything comes in on rail and leaves by rail. The city is waiting to hear what it will take to get the spur built. There will be more details going forward. DelRio asked if they were going to need natural gas and Pollock stated no. There was a representative from Southwest Gas as well as Wells Rural Electric Company at the meeting. The need for heat is very minimal and not having natural gas was not a concern.

STAFF REPORTS

Pengelly continued with this meeting that he had received an email from one of the representatives that was here asking about local contractors, electricians and dirt work. The first conceptual design of the railroad was received. They were going to take it to see how their facility would work then we will go back to Rail Pros and design it. This could cost 4 ½ to 5 million to build the spur with the switch costing \$750,000. In talking with NNRDA, it was suggested to try to find a Crisi grant through the railroad. The railroad has two billion dollars to give out but the deadline is in a couple of weeks. We will try to get it done. UP will not let anyone touch the switches, UP must put those in then Rail Pros will come and do the rest.

The booster station at well #7 that has been worked on for some time will hopefully be completed in the next few weeks. The first pump that was put in was faulty, so it was shipped back and are waiting for the other pump to arrive. When it gets here, the SCADA system can get up and running. The first house came this week in the new development on Angel Lake Road and will be set up on Naveran Way.

A presentation was made to CDBG for the new senior center and the city received the \$300,000 that was requested to complete the senior center to get it open in the fall. This \$300,000 will not be allocated until after July 1st.

There was a preconstruction meeting on the headworks project with the automated rotating screen that will take the non-biodegradable matter out of the system before it goes into the ponds. That project should start in June. There are several grant projects going on right now. Pengelly stated it is amazing how much administration goes into these grants. DelRio stated that in the last year, Pengelly and Nance have worked so hard to get those grants that the city has been needing for years. DelRio stated they are rock stars for being able to get that put together. DelRio stated that the city has waited and waited and been paying a company to help us figure all these wonderful things out and the two of them have gone in, hit the ground running and got it going. Pengelly stated they appreciate that, and it is truly a team effort.

Pengelly added that we should know in June if we will be moving forward with the splash pad by the pool. The land situation is figured out by tying the pool property to the purchase of another property in Ely. In perpetuity, that property can only be used for recreation purposes. This will solve the problem with the property at the golf course and will then have to go through the grant process. Pengelly wants the splash pad to be built so it can be added to. The city will have to pay for half of the splash pad then the grant would be around \$60,000.

Pengelly will get with Micheli on the change for car show with the street dance and burn outs. Pengelly thinks it will work out much better by the park.

Pengelly stated that Quinn had asked about a bathroom at the Ninth Street Park. While Pengelly is working on that, would like to put a Sani-hut there for the summer.

Pollock added that the amount of grants Pengelly and Nance have received is great. Pollock agrees with what DelRio stated. DelRio stated Pengelly and Nance have accomplished a lot in one year.

CITIZENS TO ADDRESS THE COUNCIL

Quinn stated the youth are the pulse of the community. She is on the other end and is here to represent seniors. Quinn attended the Long Canyon meeting on May 2nd. At the Long Canyon meeting, Quinn found out a lot about what Long Canyon does to protect wildlife and was happy to hear that. Quinn was encouraged because her goal is to make raised flower beds at the senior center. Richard Peltier informed Quinn that if grant money is received to help with the garden, Long Canyon would provide the help of five men in this community, giving them the day off to come and help get those raised flower beds built. Quinn is excited to see that project get done and this was a nice meeting. Quinn also thanked Pengelly for being available, answering her calls and responding.

Nicole Rodriguez asked with all the discussion of safety and the upgrades in the city, if the city had the AED machines in the senior center, at the pool or golf course. This would be a big benefit to members of the community. Pengelly stated that conversation took place the other day because Aboite did some advanced CPR/AED training for the pool. Pool n Pact was going to be contacted to see if there was a grant to get some of the AEDs for public buildings. Everyone would need to be trained and this was a great idea. Quinn stated CPR training would be very good. Pengelly stated that Nancy at Med X could be contacted regarding training and Aboite is now certified to do that as well. Rodriguez added that the school nurse also does CPR training.

Rodriguez mentioned that before the pay as you go was defeated, Wells was on the top of the list to get a new track and another gym. Rodriguez is curious to find out why Wells is now at the bottom or not on there at all. Savedra would like to see this be put on the ballot again. Savedra thinks there will be more checks and balances for the money they will be getting from the state and hopefully the different communities. It won't be where they get these 10-million-dollar buildings, and the little schools get nothing. Savedra doesn't think the county commissioners will let that happen anymore. Savedra thinks if this was back on the ballot, people would fight for it this time. The money that will be received will probably not be enough. Savedra doesn't think our children are less important than the bigger communities. All Savedra can do is go fight and say what she can. Rodriguez thanked Savedra for trying her best and it is appreciated.

ADJOURNMENT

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

GARY POLLOCK, Mayor

ATTEST:

SAMANTHA NANCE, City Clerk